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South Somerset Employment Land Review, June 2019

1. Introduction

Report Purpose

- 1.1 The purpose of an Employment Land Review (ELR) is to enable local authorities to:
 - Assess the future demand and supply of employment space;
 - Assess the suitability of existing and proposed employment space in terms of its ability to meet future demand;
 - Develop appropriate future policy guidance to inform the Local Plan; and
 - Improve systems for monitoring outcomes and reviewing employment policies.
- 1.2 This report sets out the findings of South Somerset's Employment Land Review. It has been undertaken to inform the Local Plan Review from Preferred Options stage onwards, its purpose being to guide employment land policy and make recommendations on site allocations.
- 1.3 This report should be read alongside the emerging Economic Development Strategy which describes South Somerset's socio-economic position and sets out a Growth Strategy to 2028 and the Council Plan (2016 to 2021).
- 1.4 **Employment Land Review Structure**

Chapter 2: Policy Context

This section will establish the national planning policy framework and guidance which shapes the nature of Employment Land Reviews. It also explains the wider economic policy context for the South Somerset ELR, setting out the key Government and Local Enterprise Partnership economic objectives and the District Council's economic ambitions and strategy. Finally this section sets out the methodological approach taken in preparing the review.

Chapter 3: Economic Baseline

This section summarises the economic profile of South Somerset Functional Economic Market Area (FEMA). It identifies labour market profile, amount, type and nature of existing employment stock, land and property values, historic take up rates and short term demand. This is relevant as it will inform demand for employment land over the Local Plan Review period 2016-2036.

Chapter 4: Economic Growth Forecasts and Future Requirements

This sets out the requirement for employment land for the period up to 2036.

Chapter 5: Assessment of Current Portfolio

This section examines the existing portfolio of employment land sites, its distribution and quality, and identifies any challenges to delivery. It covers established employment locations and allocated sites. This section takes the quantitative need identified in Chapter 4 and compares against the existing supply identified in this Chapter to establish gaps in provision.

Chapter 6: Identification of Future Opportunities and Challenges – this section sets out opportunities and challenges which may guide future demand in settlements. It uses the Housing and Economic Land Availability Assessment (HELAA), Local

Plan Issues and Options consultation submissions and desk top research to identify future opportunities for growth.

Chapter 7: Developing a new portfolio of Sites

This section recommends allocations for inclusion in the Local Plan Review.

2. Policy Context

Introduction

- 2.1 Employment Land Reviews (ELR) are evidence based documents that are used to ensure that the Local Plan employment strategy is adequate, up-to-date and relevant. There is no one methodological approach to ELRs but national and local policy and guidance informs the shape and methodological approach taken in preparing the ELR, as well as the wider policy context in the locality related to economic ambitions and strategy.

Planning Policy and Guidance

The National Planning Policy Framework (NPPF)

- 2.2 The purpose of the planning system is to contribute to the achievement of sustainable development. To achieve that sustainable development, the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are:
- An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity by identifying and co-ordinating the provision of infrastructure.
 - A social objective – to support strong, vibrant and healthy communities, by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations, and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 2.3 The Government is committed to securing economic growth and the revised NPPF which was published in July 2018 and updated in February 2019 emphasises that significant weight should be given to building a strong, competitive economy.
- 2.4 Paragraph 20 of the NPPF requires the Local Plan to contain strategic policies which set out the overall strategy for the pattern, scale and quality of development, and make sufficient provision for housing, employment, retail, leisure and other commercial development.
- 2.5 Paragraph 80 of the NPPF states:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.”

- 2.6 Local Planning Authorities (LPAs) are required to plan proactively to meet the development needs of businesses and support the economy. Paragraph 81 of the NPPF sets out what factors should be considered when producing Local Plans:

“Planning policies should:

- Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration*
- Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*
- Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and*
- Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances”*

- 2.7 Paragraph 82 of the NPPF further sets out the specific locational considerations that LPAs should take into account when formulating Local Plan policies:

“Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.”

- 2.8 A prosperous rural economy is also supported through paragraphs 83 and 84 of the NPPF, which sets out that:

“83. Planning policies and decisions should enable:

- The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- The development and diversification of agricultural and other land-based rural businesses;*
- Sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”

- 2.9 In light of the above national planning policy framework, the South Somerset Local Plan Review should set out a framework for addressing the District’s economic

needs, alongside its housing, social and environmental priorities. That framework should be underpinned by relevant and up-to-date evidence and shaped through engagement with a range of stakeholders including the business community and Local Economic Partnership.

- 2.10 The South Somerset ELR, 2019 is the evidence base that supports the employment land allocations for the Local Plan Review over the period 2016-2036.

National Planning Practice Guidance (NPPG)

- 2.11 Following the revision to the NPPF, the government set about reviewing the NPPG. Their approach to this review is piecemeal, with new guidance on assessing the economic need element of a Housing and Economic needs Assessments being published just recently in February 2019.
- 2.12 A new section has been added to the planning practice guidance covering the process for assessing economic need (paragraphs 025 to 030). This has been designed to reflect the policy direction in paragraph 20 of the NPPF that strategic policies should make sufficient provision for employment, set a clear economic vision and recognise and address the specific locational requirements of different sectors.
- 2.13 Paragraph 025 sets out how local authorities can determine the type of employment land that is needed. It states that:

“Strategic policy-making authorities will need to prepare a robust evidence base to understand existing business needs, which will need to be kept under review to reflect local circumstances and market conditions. National economic trends may not automatically translate to particular areas with a distinct employment base. Where appropriate, local planning authorities can use their Authority Monitoring Report and the plan review process to ensure that their evidence base remains up to date.

Functional economic market areas can overlap several administrative areas so strategic policy-making authorities may have to carry out assessments of need on a cross-boundary basis with neighbouring authorities within their functional economic market area. Local Enterprise Partnerships (and county councils) can play a key role in this process.”

- 2.14 Paragraph 026 explains how an evidence base for economic uses should be maintained. It states that:

“In gathering evidence to plan for business uses, strategic policy making authorities will need to liaise closely with the business community to understand their current and potential future requirements. They will need to assess:

- *The best fit functional economic market area*
- *The existing stock of land within the area - this will indicate a baseline for land in employment uses*
- *The recent pattern of employment land supply and loss – for example based on extant planning permissions and planning applications (or loss to permitted development)*
- *Market demand – sourced from market intelligence from local data and discussions with developers and property agents, recent surveys of business needs or engagement with business and economic forums*

including locational and premises requirements of particular types of business

- *Market signals – based on projected growth in the certain markets and demographic changes and*
- *Oversupply and evidence of market failure – such as physical or ownership constraints that prevent the employment site being used effectively.”*

2.15 Paragraph 027 sets out how market signals can be used to forecast future need. Policy making authorities will need to develop an idea of future needs based on a range of data which is current and robust, such as:

- Sectoral and employment forecasts and projections (labour demand)
- Demographically derived assessments of future employment needs (labour supply techniques)
- Analysis based on the past take-up of employment land and property and/or future property market requirements
- Consultation with relevant organisations, studies of business trends, and monitoring of business, economic and employment statistics.

2.16 Paragraph 028 explains how to identify the existing stock of employment land and recent patterns of supply and loss:

“A simple typology of employment land by market segment and by sub-areas, where there are distinct property market areas within authorities, can be developed and analysed. This can be supplemented by information on permissions for other uses that have been granted, if available, on sites then or formerly in employment use”.

2.17 Paragraph 029 goes on to explain how current market demand can be analysed:

The available stock of land can be compared with the particular requirements of the area so that ‘gaps’ in local employment land provision can be identified.

It is important to consider recent employment land take up and projections (based on past trends) and forecasts (based on future scenarios) and identify occurrences where sites have been developed for specialist economic uses. This will help to provide an understanding of the underlying requirements for office, general business and warehousing sites, and (when compared with the overall stock of employment sites) can form the context for appraising individual sites.

Analysing supply and demand will allow policy makers to identify whether there is a mismatch between quantitative and qualitative supply of and demand for employment sites. This will enable an understanding of which market segments are over-supplied to be derived and those which are undersupplied. Authorities will need to take account of business cycles and make use of forecasts and surveys to assess employment land requirements.

2.18 Paragraph 030 sets out how employment land requirements can be derived by translating employment and output forecasts into land requirements by using Standard Industrial Classification, employment density and plot ratio data.

2.19 The methodology for this ELR is aligned to national policy and guidance and is set out below.

Wider Economic Context and Strategy

National Agenda for Economic Growth

- 2.20 Local economies do not operate in isolation and are influenced by and interact with wider regional, national and international economies. An awareness and understanding of wider economic trends and influences is important as is an understanding of the land and floorspace needs of the local economy.
- 2.21 There are four broad strategic influences of relevance to the South Somerset economy. They are:
- **Globalisation and technological change** – the continued globalisation of economic markets, and the increasing role that technology is playing in this;
 - **Global recession and introduction of ‘austerity measures’** – the longer term structural impacts of the 2007-8 global recession, and the impacts on the economy and public sector and services of Government austerity measures;
 - **Brexit** - the impending exit of the UK from the European Union; and
 - **Ageing population.**

These overarching influences will play a key role in how the South Somerset economy will develop. The South Somerset Economic Development Strategy (EDS) is clear that it needs to align to the way in which national and regional policy seeks to react to these influences.

- 2.22 The National Industrial Strategy - White Paper 2017 sets out the long term plan for economic growth in the UK. The focus is on boosting productivity by investing in skills and infrastructure that support business growth. Four “Grand Challenges” are identified in the strategy, these are:
- Putting the UK at the forefront of the artificial intelligence & data revolution,
 - Maximising the advantages for UK industry from the global shift to clean growth,
 - Becoming a world leader in shaping the future of mobility; and
 - Harnessing the power of innovation to help meet the needs of an aging society.

These investment priorities and associated “Growth Deals” provide opportunities for a number of sectors, including manufacturing, aerospace and agriculture which could be beneficial in the longer-term for South Somerset. What is clear from the strategy is the need to improve productivity and this is captured in the relevant Heart of the South West Local Enterprise Partnership plans.

- 2.23 In terms of the ELR, it should consider the employment land needs of those potential growth sectors, whilst understanding what “improved productivity” looks like in employment land terms, understanding that it might mean less employment land is required in the Local Plan Review than in the adopted Local Plan.

Regional Strategies - Heart of the South West Local Enterprise Partnership (HotSW LEP)

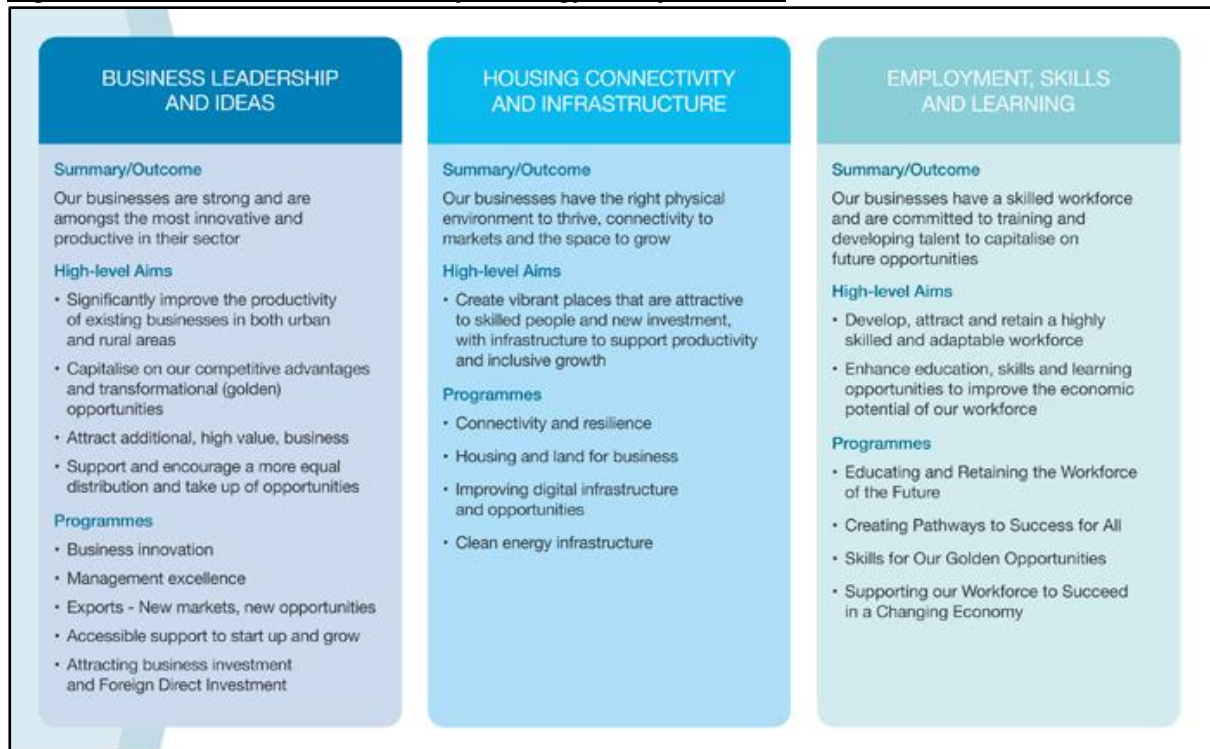
HotSW LEP – Local Industrial Strategy

- 2.24 The HoTSW LEP is working with Government to develop a Local Industrial Strategy, which will set out ambitious plans to address local productivity challenges, focussing on local assets to maximise their economic growth opportunity. The Local Industrial Strategy will be central to delivering the National Industrial Strategy's vision to build an economy fit for the future. The HoTSW LEP is making strong progress and is seeking to deliver a strategy by summer 2019. The Local Industrial Strategy will support the HotSW LEP in achieving the Productivity Strategy which is outlined below.

HoTSW LEP – Productivity Strategy

- 2.25 The HotSW LEP, Strategic Economic Plan 2014-2030 was recently replaced with the Productivity Strategy “Stepping up to the Challenge” (2018). The Productivity Strategy sets out the LEPs ambitions to develop the economy to 2038, building on the efforts of the previous Strategic Economic Plan and the work of the South West Productivity Commission. Raising productivity is seen as the key driver of change to improve living standards and create wealth across both urban and rural areas.
- 2.26 Three strategic themes are identified and these are the focus for key activities aimed at improving productivity. The three themes being:
- Business leadership and ideas
 - Housing connectivity and infrastructure
 - Employment skills and learning (see Figure 2.1 below)
- 2.27 From a land-use planning perspective the housing, connectivity and infrastructure theme is the most relevant. This sets out how in order to support our businesses to become more productive and competitive, the infrastructure and built environment needs to be up to the challenge. Excellent transport and communications systems are required to move people, goods and ideas to markets and thriving communities are required in which to operate and attract staff.
- 2.28 Key issues of relevance to the Local Plan Review and hence the ELR are:
- **Transport and Digital Connectivity** - the need to strengthen capacity, resilience and usability of major transport links and the need for broadband and mobile infrastructure fit for an emerging digital economy.
 - **Housing and Land for Businesses** - the need to deliver more homes, and in particular affordable homes to attract workers with the skills needed and maximise the potential from existing employment sites and develop new ones in the right locations.
 - **Energy** - the need for a robust and resilient energy infrastructure to support the needs of business and enable new development sites.
 - **Natural Capital** – recognising the importance of natural capital and safeguarding and augmenting it to improve productivity.

Figure 2.1: HotSW LEP Productivity Strategy – Key Themes



Source: HotSW LEP Productivity Strategy 2018

2.29 In relation to land supply, the strategy says the following:

“We need to maximise the potential from existing employment sites and develop new ones in the right locations across city, urban, rural and coastal areas. From small, local work hubs through to major new enterprise zones, businesses rely on land and property to accommodate their changing needs. We will aim to release public sector land as far as possible for housing and employment, and maximise our use of brownfield sites.”

2.30 The growth aspirations, priorities and issues raised by the HotSW LEP are fully considered within the ELR and integrated where possible, particularly in the site assessments.

Somerset Growth Plan 2017-2030

2.31 The Somerset Growth Plan is produced by Somerset County Council in partnership with the Somerset Local Authorities and sets out the framework for promoting growth up to 2030. The Somerset Growth Plan sits below the HotSW's plans and guides interventions and investments in Somerset.

2.32 By 2030 Somerset aims to have:

- A productive and innovative business community and economy
- A labour force with the skills that businesses need
- The infrastructure to support productivity and innovation

2.33 Sitting beneath these three aims are 18 strategic objectives. The objectives relating to infrastructure to support productivity and innovation are:

- Strategic connectivity into Somerset, including road, rail and public/community transport, will be improved
- There will be excellent digital connectivity across the county to every business location and home, with ultrafast broadband available in key business locations. All businesses will have been offered support to understand the potential and make the best use of digital technologies
- Somerset will have a good market supply of employment sites and premises, including a network of enterprise centres. The Local Plans will ensure a sufficient supply of viable and deliverable sites allocated for development
- There will be sufficient housing of all tenures to meet the needs of the population, in both rural and urban areas
- Somerset's communities will be vibrant and sustainable, providing a range of retail, leisure, cultural and public services throughout the day and evening
- Increased flood resilience will improve the resilience of Somerset's transport infrastructure, and will enable previously marginal sites to be fully developed for housing and employment
- Somerset will still be renowned for the high quality of its environment, and the quality of life that can be achieved

2.34 This ELR has considered the aims and objectives of the Somerset Growth Plan and aims to support them where appropriate.

South Somerset District Council's Economic Ambitions

2.35 The Council Plan (2016-21) was agreed by Full Council in 2016. The objective of the Plan is to help us to achieve our vision for South Somerset: ***a place where businesses flourish, communities are safe, vibrant and healthy; where residents enjoy good housing and cultural, leisure and sporting activities.*** A key aim of the Council Plan is to increase the focus on jobs and economic development.

2.36 This year's 2019-20 action plan details areas of focus under the "Economy" theme, with the aim to promote a strong and growing economy with thriving urban, rural and land-based businesses:

- Develop a reputation as a great place to do business.
- Ensure a greater proportion of our contracts are placed with local small to medium-sized enterprises.
- Support the delivery of improved infrastructure including the A303 Sparkford to Ilchester dualling, public transport improvements and sustainable transport.
- Ensure delivery of adequate employment land and premises to meet different business needs.
- Support our town centres in adapting to the changes in our high streets and consumer trends.
- Advise and support initiatives that ensure worker skills meet employers' needs.
- Promote and support commercial investment including inward investment, innovation and productivity.

South Somerset District Council's Economic Development Strategy

- 2.37 The Council's Economic Development Strategy 2018-2028 (EDS) provides a consistent vision with clear objectives and priorities for the District's economy in line with the Council Plan aims.
- 2.38 The EDS has 6 priority themes, all of which contribute to the vision of "South Somerset, a great place to do business". The Priority themes include:
- Business Support, Retention, Innovation and Inward Investment
 - Transport and Communications Infrastructure
 - Economic Inclusion – Skills, Careers and Training
 - Land, Sites and Workspace
 - Supporting Urban Economies
 - Supporting Rural Economies
- 2.39 The Local Plan Review vision and the Economic Development Strategy are closely aligned and work jointly to deliver sufficient employment land to support the District's existing businesses and new ones emerging over the Local Plan Review period.

Previous Employment Land Reviews

- 2.40 South Somerset District Council last undertook an Employment Land Review in 2009/2010. The study was undertaken in conjunction with BNP Paribas Real Estate in preparation for the, then emerging Local Development Framework for future site allocations. It concluded that 107.43 hectares of employment land was required to support the South Somerset economy to 2026.
- 2.41 Any points of relevance have been carried through into this report. The South Somerset Employment Land Review 2018 will replace any previous versions.

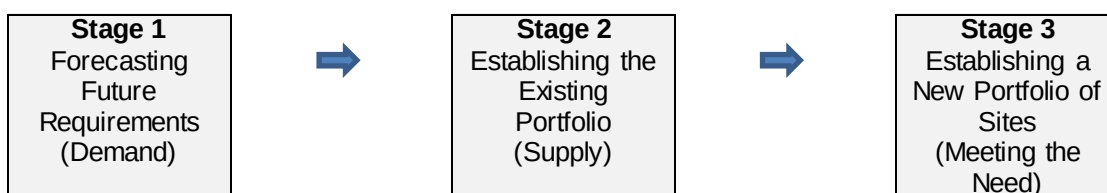
Employment Land Review Methodology

- 2.42 As set out above, local authorities are required to assess the need for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of commercial activity over the plan period, including for retail and leisure development.
- 2.43 The ELR only focuses on "traditional employment uses", those in the Use Classes Order that are categorised as B1 (offices), B2 (general industrial) and B8 (storage and warehousing) uses. The land use implications within the A, C and D Use Classes (retail, leisure, health care and education etc.) will be picked up through other evidence base documents such as the retail study and infrastructure delivery plan.
- 2.44 Put simply, the objective of the ELR is to identify the current and potential future employment land requirements. A three staged approach is taken to achieve this objective.
- 2.45 **Stage 1** - Forecasting Future Requirements, uses economic projections to understand local business needs and wider opportunities for development over the Local Plan review period 2016 to 2036. Hardisty Jones Associates were

commissioned by the District Council to undertake Stage 1, their full report and its addendum can be found here following the link below and is summarised in Chapter 4:

<https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-policy/local-plan-review-2016-2036/>

Figure 2.2: Process for South Somerset Employment Land Review



- 2.46 **Stage 2** - Establishing the Existing Portfolio (chapter 5), assesses the existing and future supply potential of existing employment land supply and its suitability to meet the identified needs arising from Stage 1. The assessment looks at established business parks and trading estates and identifies whether there are any potential intensification/opportunity sites in these locations. It also reappraises the suitability of previously allocated land and sets out land with planning permission, under construction and completed since the start of the Local Plan Review period by settlement.
- 2.47 **Stage 3** - Establishing a New Portfolio of Sites, assesses the sites coming forward through the Housing and Economic Land Availability Assessments (HELAA) “call for sites” and any Local Plan Review “omission sites” to identify a range of potential sites for inclusion in the Local Plan Review. The supply should meet quantitative and qualitative needs and should be flexible enough to accommodate needs not anticipated in the plan and to enable a rapid response to changes in economic circumstances.

3. Economic Baseline

Introduction

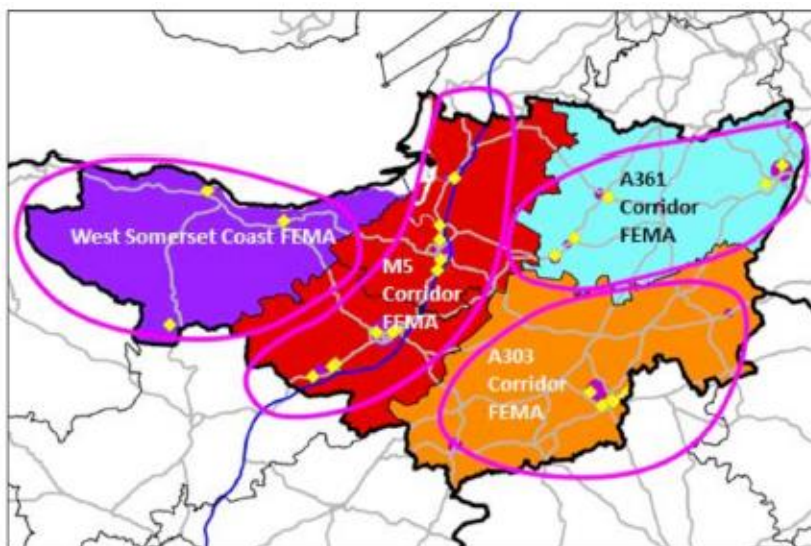
- 3.1 Since the adoption of the South Somerset Local Plan in 2015 and the publication of the evidence base which supported Local Plan Policy SS3: Delivering New Employment Land, the UK has gone through a period of change including economic and political uncertainty; which continues with the advent of the UK leaving the European Union in 2019.
- 3.2 The base conditions and assumptions which support the employment land and jobs figures in Policy SS3 have therefore altered and need to be reviewed.
- 3.3 This section sets out the economic baseline for South Somerset. It helps to understand the starting point from which the future scenarios that inform the provision of employment land to best meet the emerging economic needs of the District, are established.

South Somerset Functional Economic Market Area (FEMA)

- 3.4 The NPPF requires local authorities to plan to meet business needs for the most appropriate geography. It is considered that for this ELR the District's Functional Economic Market Area (FEMA) is the most appropriate geography. This is because a FEMA captures the way in which the economy and commercial markets operate in a given location without being constrained by administrative boundaries.
- 3.5 Hardisty Jones Associates Ltd (HJA) were appointed by the District Council in 2017 to review the Functional Economic Market Area (FEMA) for South Somerset. A FEMA had been previously identified by Opinion Research Services in 2015 as part of the county-wide housing needs assessment work¹. HJA confirmed the scope of the FEMA and also established an economic baseline from which to plan future business needs for the District. The findings are summarised below and in other sections of this report. The full reports can be viewed by following the link: <https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-policy/local-plan-review-2016-2036/>
- 3.6 The South Somerset FEMA extends along the A303 corridor, a strategic transport route, connecting Somerset with the wider South West. The A303 corridor provides a strong east-west axis through the District facilitating business connectivity as well as easy access to markets, labour, goods and materials. Whilst there are some cross boundary connections, including to Sherborne, Taunton and Poundbury, the South Somerset market is largely localised (see Figure 3.1).
- 3.7 There are no clear sub-markets within the South Somerset FEMA, there may be some argument for suggesting that there is a Yeovil sub market and a Rest of the District (A303 Corridor) sub market, on the basis that Yeovil is clearly the largest centre in both population and economic terms in the district and therefore plays a slightly different role to the more rural parts of the district, however this is not sufficiently distinct.

¹ Housing Market Areas and Functional Market Areas in Somerset, ORS (2015)
<https://www.southsomerset.gov.uk/media/1317/housing-market-areas-functional-economic-market-areas-sep-15.pdf>

Figure 3.1: Functional Economic Markets in Somerset



Source: Housing Market Areas and Functional Market Areas in Somerset, ORS (2015)

Labour Market Profile and Employment

- 3.8 There is a high degree of labour market participation in South Somerset. Economic activity rates and employment rates are high, unemployment is low. This coupled with a declining working age population illustrates the constrained nature of the labour market. At present this is not of concern.
- 3.9 In recent years there has not been substantial growth in net additional jobs in South Somerset. The lack of job growth is largely explained by the sectoral make-up of the local economy, with an over-representation in sectors that have experienced employment decline in recent times. There is a high dependency on the manufacturing sector, particularly aerospace manufacture, which reflects the long history of rotocraft manufacturing and its associated supply chain in the District. There is also a concentration in food manufacture, including pet food. This high representation in manufacturing is countered by an under-representation in 'office based' activities, such as financial, professional and business services.
- 3.10 The District's economy is also characterised by micro-businesses (less than 10 employees) and growth in the number of these businesses, like growth in jobs, has been slower than in benchmark areas. It should be noted though that the survival rates of the businesses that do form, are generally higher.
- 3.11 The below average job creation and reliance on contracting sectors such as manufacturing has implications for future land and floorspace requirements.

Employment Stock

- 3.12 South Somerset benefits from a substantial level of commercial stock. As at 31st March 2016 the District had 1,550,000 m² of floorspace an increase of 4.4% since the start of the plan period. Nationally there has been a slight decline in total commercial stock since 2006. South Somerset has the largest stock of commercial floorspace in Somerset, see figure 3.2 below:

Figure 3.2: Total Business Floorspace as at 31st March 2016

Area	Total Floorspace 31 st March 2006 (thousand m ²)	Total Floorspace 31 st March 2016 (thousand m ²)	Percentage change 2006 to 2016
England and Wales	580,017	577,713	-0.4
England	549,125	546,106	-0.5
South West	47,803	49,445	3.4
Somerset	5,198	5,317	2.3
Mendip	1,060	1,101	3.9
Sedgemoor	1,378	1,387	0.7
South Somerset	1,488	1,553	4.4
Taunton Deane	1,059	1,051	-0.8
West Somerset	213	225	5.6

Source: Valuation Office, Employment Stock Data (December 2017)

- 3.13 As at 31st March 2016 the District had 108,000 m² of office floorspace an increase of 4.9% since the start of the plan period, this is below the national increase which was 5.9% over the same period. Taunton Deane has the highest amount of office floorspace with 141,000 m² recoded in 2016. South Somerset has a healthy amount when compared with Mendip at 80,000 m² and Sedgemoor 66,000 m².

Figure 3.3: Office Floorspace as at 31st March 2016

Area	Total Floorspace 31 st March 2006 (thousand m ²)	Total Floorspace 31 st March 2016 (thousand m ²)	Percentage change 2006 to 2016
England and Wales	84,085	89,037	5.9
England	81,204	85,738	5.6
South West	5,989	6,460	7.9
Somerset	370	403	8.9
Mendip	76	80	5.3
Sedgemoor	60	66	10.0
South Somerset	103	108	4.9
Taunton Deane	123	141	14.6
West Somerset	8	8	0.0

Source: Valuation Office, Employment Stock Data (December 2017)

- 3.14 The dominance and resilience of the industrial sector in South Somerset is highlighted clearly in Figure 3.4 below, where it demonstrates that whilst the industrial floorspace stock declined nationally and locally, only South Somerset and West Somerset bucked that trend and industrial floorspace grew from 962,000 m² in 2006 to 1,001,000 m² in 2016.

Figure 3.4: Industrial Floorspace as at 31st March 2016

Area	Total Floorspace 31 st March 2006 (thousand m ²)	Total Floorspace 31 st March 2016 (thousand m ²)	Percentage change 2006 to 2016
England and Wales	339,400	321,855	-5.2
England	320,664	303,569	-5.3
South West	27,035	27,009	-0.1
Somerset	3,320	3,243	-2.3
Mendip	694	681	-1.9
Sedgemoor	1,021	980	-4.0
South Somerset	962	1,001	4.1
Taunton Deane	535	470	-12.1
West Somerset	108	111	2.8

Source: Valuation Office, Employment Stock Data (December 2017)

- 3.15 Despite the nation's struggling High Street, retail floorspace has grown nationally since 2006. The growth in South Somerset has been slightly lower than the national average but there is a healthy amount of retail floorspace in the District when compared to neighbouring Somerset authorities.

Figure 3.5: Retail Floorspace as at 31st March 2016

Area	Total Floorspace 31 st March 2006 (thousand m ²)	Total Floorspace 31 st March 2016 (thousand m ²)	Percentage change 2006 to 2016
England and Wales	84,085	89,037	5.9
England	81,204	85,738	5.6
South West	5,989	6,460	7.9
Somerset	370	403	8.9
Mendip	76	80	5.3
Sedgemoor	60	66	10.0
South Somerset	103	108	4.9
Taunton Deane	123	141	14.6
West Somerset	8	8	0.0

Source: Valuation Office, Employment Stock Data (December 2017)

- 3.16 The rateable value of premises in Somerset when compared to national and regional values is low. When compared to other Somerset authorities South Somerset is ranked second behind Taunton Deane for office floorspace, and is behind both Sedgemoor and Taunton Deane for industrial floorspace. Mendip is the most expensive location for retail floorspace, see Figure 3.6 below.

Figure 3.6: Rateable Value of Premises at 31st March 2016

Area	Office Floorspace (£/m ²)	Industrial Floorspace (£/m ²)	Retail Floorspace (£/m ²)
England and Wales	153	37	151
England	155	37	153
South West	100	37	144
Somerset	81	34	127
Mendip	67	31	143
Sedgemoor	79	38	114
South Somerset	80	32	116
Taunton Deane	93	35	138
West Somerset	59	24	97

Source: Valuation Office, Employment Stock Data (December 2017)

- 3.17 The nature of the stock is relevant. Typically within the property sector, development appraisals on new buildings consider a 25-35 year time horizon. As a result, one may expect that after that period, a building would be ready to be replaced. Data on the age of commercial employment buildings nationally indicates a very different picture.
- 3.18 In South Somerset a notable proportion of existing stock was built pre-1940 and around 50% of that stock was built pre-1970, way beyond the 35 year development appraisal period. Replacement stock is an issue considered later in this report.

Property and Land values

- 3.19 Data on price can be difficult to assess. Yeovil, unlike surrounding areas is not included in Alder King's South West Market Monitor. In 2018, this report set out the following for neighbouring Taunton and Bridgwater:

Bridgwater

- **Office Space** - £8 per square foot (psf) in town, £15 psf out of town, with approximately 60,000 sq ft available.
- **Industrial Space** - £8 psf, with approximately 275,000 sq ft available - 15% reduction in supply since 2016.
- **Retail and Leisure Space** - £7.5-15 psf dependent on type and location.

Taunton

- **Office Space** - £12 psf in town, £16.5 psf out of town, with approximately 200,000 sq ft available.
- **Industrial Space** - £7.5 psf, with approximately 100,000 sq ft available - 60% reduction in supply since 2016.
- **Retail and Leisure Space** - £8-20 psf dependent on type and location.

- 3.20 Hardisty Jones Associates undertook a review of the commercial market for the Council in 2017². In that report office space is expected to fetch between £8-10 psf, a reduction in the historic value of between £13-15 psf, and a reflection of the weakening market. Industrial rents vary and are very much driven by the age and quality of stock, rather than location. New stock fetches between £7.5-8.5 psf which is broadly comparable to Taunton and Bridgwater and older stock as little as £4-5 psf (Pen Mill).
- 3.21 The low volume of open market sales makes land values difficult to establish, HJA have established the following:
- **Rural Areas and smaller towns** – average £130k-£150k per acre. Dropping to £80k per acre (no infrastructure) and rising to £200k per acre (with infrastructure). Higher values experienced near the A303.
 - **Yeovil** – anecdotal evidence suggests in Yeovil prices of between £400-600k per acre have been requested. Some suggest this is overvalued.
- 3.22 By way of comparison, land values in Mendip vary between £305-420k per acre and in Sedgemoor around £400k per acre.

Employment Land Historic Take up Rates

- 3.23 Policy SS3 of the adopted Local Plan seeks the delivery of 149.51 hectares of land for economic development. Economic development was defined in the 2012 NPPF as “development including those within the B Uses Classes, public and community uses (but excluding housing development)”. The revised NPPF no longer includes a definition of economic development.
- 3.24 Historically the Council only monitored “traditional employment uses”, those that fall into Part B of the Use Classes Order (B1 – offices, B2 – general industrial and B8 – warehousing) but in recognition of the then NPPF definition, began to monitor all economic development uses in 2017, and backdated that work to the start of the plan period in 2006.
- 3.25 There has been a healthy demand for land for economic development since the start of the Local Plan period in 2006. In overall terms, as at 31st March 2018, circa 66 hectares of net additional land and 242,600 sq m of net additional floorspace³ has been completed across the District since 1st April 2006 (see Figure 3.7 and 3.8 below). Losses, where land has been redeveloped for alternative uses outside of those classed as “economic development”, such as residential uses, take this figure down.
- 3.26 The level of new land for economic development at the larger settlements has fallen short of the Local Plan targets, although the net gain in floor space is significant. Over 66% of new land has been delivered in the ‘Rest of the District’, whilst these areas have accounted for over 50% floor space. Of the total floor space under construction as of March 2018, more was taking place in the ‘Rest of the District’ than the net gain across the District as a whole.

² https://www.southsomerset.gov.uk/media/891082/short_term_-_final_report_v2.0.pdf

³ South Somerset Authority Monitoring Report, October 2018

- 3.27 This ELR is concerned with employment land, and HJA have analysed the Council's data and established that between 2006 and 2015, gross completions of B Use Class floorspace averaged 19,400 sq m per annum. The range being from approximately 5,000 sq m to nearly 40,000 sq m. The years with peaks include a small number of large facilities for particular end users. They conclude that whilst there may not be any such known requirements in the current pipeline it is likely that in future years locally based companies will grow and one or two peak years in each decade may well occur.
- 3.28 Their analysis identifies that industrial (B1c, B2 and B8) uses predominate, with a large component recorded as 'B mixed'. Approximately 3% of total completions are recorded as office development. Whilst a proportion of 'B mixed' may include offices it is reasonable to assume the vast majority of historic activity has been to deliver industrial uses which reflects the sectoral make-up of the economy.
- 3.29 The development market in South Somerset is subject to a number of constraints. Viability is the biggest challenge, particularly for strategic sites that require substantial infrastructure. This is challenging in an environment where the majority of strategic allocations in the Local Plan require substantial infrastructure provision. As a result, a substantial proportion of recent development has been outside the main towns.
- 3.30 The pattern of new development in the District since the adoption of the Local Plan is not in accordance with the strategy. The current Local Plan Review is reconsidering the spatial distribution strategy for new housing and employment activities.

Figure 3.7: Employment Land Completions, Under Construction and Land with Planning Permission -

Source: SSDC Monitoring Database

Settlement	Local Plan 2006-2028 Total Employment Land Requirement ha (A)	Total Employment Land Completions (2006 – 2018) ha (net) (B)	Total Employment Land “Under Construction” at 31 st March 2018 ha (net) (C)	Total Employment Land “Not Started” at 31 st March 2018 ha (net) (D)	Total “Completions”, “Under Construction” & “Not Started” ha (net) (B) + (C) + (D) = (E)	Residual Employment Land Requirements after “Completions, “Under Construction” & “not Started” ha (net) (A) – (E)
Strategically Significant Town						
Yeovil	50.00	3.98	5.62	24.76	34.36	15.64
Primary Market Towns						
Chard	17.14	-0.23	0.25	0.26	0.28	16.89
Crewkerne	10.10	1.31	-0.87	3.75	4.19	5.91
Ilminster	23.05	4.11	-0.06	-1.69	2.36	20.69
Wincanton	7.94	1.51	0.39	0.13	2.03	5.91
Local Market Towns						
Ansford/Castle Cary	18.97	9.10	-0.03	1.80	10.87	8.10
Langport /Huish Episcopi	4.01	0.04	-0.07	1.42	1.39	2.62
Somerton	6.63	1.17	0.00	3.01	4.18	2.45
Rural Centres						
Bruton	3.06	0.22	0.00	0.54	0.76	2.30
Ilchester	1.02	-0.01	0.00	0.00	-0.01	1.03
Martock	3.19	-0.10	1.60	1.20	2.70	0.49
Milborne Port	0.84	-3.79	0.00	0.00	-3.79	4.63
South Petherton	2.47	2.95	0.49	0.00	3.44	-0.97
Stoke Sub Hamdon	1.09	-0.50	0.00	0.00	-0.50	1.59
Rural Settlements	Na	45.40	6.29	3.27	54.96	
Total	149.51	65.15	13.61	38.45	117.21	87.26

Figure 3.8: Employment Floorspace Completions, Under Construction and Land with Planning Permission - Source: SSDC Monitoring Database

Settlement	Total Employment Land Completions (2006 – 2018) m2 (net) (B)	Total Employment Land “Under Construction” at 31 st March 2018 m2 (net) (C)	Total Employment Land “Not Started” at 31 st March 2018 m2 (net) (D)	Total “Completions”, “Under Construction” & “Not Started” m2 (net) (B) + (C) + (D) = (E)
Strategically Significant Town				
Yeovil	25,580	-745	65,159	89,994
Primary Market Towns				
Chard	24,396	188	249	24,833
Crewkerne	3,607	-5,734	16	-2,111
Ilminster	18,621	583	-1,660	17,544
Wincanton	11,749	-336	1,842	13,255
Local Market Towns				
Ansford/Castle Cary	17,376	-53	-1,685	15,638
Langport /Huish Episcopi	1,400	0	3,223	4,623
Somerton	10,886	-339	6,103	16,650
Rural Centres				
Bruton	3,040	0	1,334	4,374
Ilchester	1,355	0	0	1,355
Martock	-410	2,220	2,239	4,049
Milborne Port	-7,709	0	-254	-7,963
South Petherton	10,488	3,374	170	14,032
Stoke Sub Hamdon	-560	0	0	-560
Rural Settlements	122,785	13,394	5,568	141,747
Total	242,603	12,552	82,303	337,460

Market Overview and Typology of Short-term Demand

- 3.31 Speculative development is unlikely in either the office or industrial sectors due to the challenges of viability. Given viability and infrastructure requirements, the development market is subject to a number of constraints and at the present time there is no substantive evidence of major requirements that will lead to the unlocking of strategic sites. Until such time as rental levels increase this is not expected to change.
- 3.32 Short-term requirement for office development is low to non-existent. Demand for offices that does come forward is expected to be from local businesses as they start-up and grow. It is anticipated that where possible, businesses will seek to intensify occupation of existing floorspace in the first instance. The most popular facilities are serviced managed workspaces with highly flexible terms.
- 3.33 There continues to be demand for industrial premises. Vacancy is reported to be low, with the strongest demand predominantly for smaller unit sizes. Cost is a substantial issue for occupiers and there is no substantive evidence of major requirements that will lead to the unlocking of strategic sites. In the near term it is expected to be more of what has happened in the recent past, with proactive landowners and developers delivering where there is a clear end user in place. This is likely to be on sites where infrastructure is already in place as the costs of delivering infrastructure are seemingly prohibitive. This is challenging in an environment where the majority of strategic allocations in the Local Plan require substantial infrastructure provision.

Summary and Conclusions

- 3.34 Despite wide economic uncertainty, the South Somerset economy appears to be fairly robust. Manufacturing and industrial growth is consistent, but projections illustrate the vulnerability of an over-reliance on these sectors. Office use is expected to represent a further diminishing share of the total employment land market.
- 3.35 The disparity between market prices/value in rural areas and smaller market towns compared with larger settlements such as Yeovil, coupled with the larger infrastructure costs in bringing forward large sites, makes potential development opportunities in the locations in the “Rest of the District”, outside of the allocated sites more desirable.
- 3.36 The combination of a constrained labour market and a dominant manufacturing sector means that any increase in the demand for employment land is unlikely to be led by dramatic increases in the local employment base.

4. Forecasting Future Requirements

Introduction

- 4.1 This section assesses the total requirement for additional employment space within South Somerset over the Local Plan Review period, between 2016 -2036.
- 4.2 The analysis does not take into consideration the existing commitments as this aspect is considered later in the report.

Approach

- 4.3 Hardisty Jones Associates Ltd (HJA) were appointed by the District Council in 2017 to provide a review of long-term economic forecasts for the District, and their implications for jobs growth and future employment sites and premises requirements. The key findings are summarised here. The full report can be viewed at:
https://www.southsomerset.gov.uk/media/1326/long_term_-_economic-forecasting-report-july-17.pdf
https://www.southsomerset.gov.uk/media/1326/long_term_-_economic-forecasting-report-july-17.pdf
- 4.4 The report was updated in 2018 to take into account the revised Local Plan Review period, changing from 2014-2034 to 2016-2036. The addendum report is also summarised and can be viewed in full here:
https://www.southsomerset.gov.uk/media/1325/long_term_-_economic-forecasting-addendum_1-nov-18.pdf
- 4.5 The approach uses economic forecasts for South Somerset to establish sectoral employment changes. An employment land requirement is then derived from that jobs growth and replacement stock.

Economic Forecast Scenarios

- 4.6 Economic forecasts were obtained for South Somerset from two forecasting houses, Experian and Oxford Economics (OE). The two forecasters use different models and have differing expectations of the growth potential of the UK economy and the respective sectors within it, which is considered useful for understanding the range of potential futures.
- 4.7 The two sets of forecasts revealed differences in outlook in terms of GVA, employment and productivity growth in South Somerset. However, both forecasters were in agreement that the level of employment growth over the Local Plan Review period was likely to be lower than the historic rate.
- 4.8 The sector by sector forecasts showed some substantial variation between the two forecasting houses, therefore HJA and officers from the Council undertook a review of the forecasts, drawing on local intelligence to understand the most realistic assessment. Three additional scenarios were built following this exercise:
- Alternative 1 forecast – takes the higher option where a range was identified between the two sets of forecasts
 - Alternative 2 forecast – takes the lower option where a range was identified between the two sets of forecasts.
 - Hybrid forecast – moderated baseline position, based on officer's local intelligence.

- 4.9 The jobs growth associated to each forecast, per annum and over the Local Plan Review period is:
- Experian – 9,780 jobs or 489 pa
 - Oxford Economics – 4,820 jobs or 241 pa
 - Alternative 1 – 9,360 jobs or 468 pa
 - Alternative 2 – 7,260 jobs or 363 pa
 - Hybrid – 7,300 jobs or 365 pa
- 4.10 To ensure a sustainable approach an alignment between housing growth and jobs is sought, and on this basis the Local Plan Review will seek to ensure sufficient land to support 9,360 jobs over the plan period, Alternative 1 approach.

Employment Land Requirements

- 4.11 Employment land requirements are derived from two sources, net changes in the economy (jobs growth) and market factors. The HJA sets out a two phased approach to establishing the overall employment land requirement from these sources.
- 4.12 Firstly, net changes in the economy. The 9,360 additional jobs forecast have been converted into Use Classes. The net employment changes in the B Use Class are then converted into property and land requirements using employment and development density assumptions.
- 4.13 The forecasts show that new jobs will be spread across the planning Use Classes and employment growth is not confined to B Use Classes. Actually only a small amount of net jobs growth is anticipated across the B Use classes (6%), given the predicted loss of manufacturing jobs (B2 Uses) over the Local Plan Review period. The greatest growth is forecast in the “none and homeworking” category (28%).
- 4.14 The floorspace requirements associated with the Alternative 1 jobs growth are set out in Figure 4.1 below:

Figure 4.1: Forecast Net Changes in B Use Class Employment and Floorspace 2016-2036 (sq m)

Use Class	Forecast Employment Change (Jobs)	Forecast Employment Change (FTEs)	Estimated Floorspace Change
B1a - offices	1,600	900	11,900
B1b - R&D	70	40	2,500
B1c – Industrial processes	40	20	1,300
B2 – General industrial	-1,500	-1,000	-37,600
B8 – Storage & Distribution	360	270	21,300
Total	580	240	-600

Source: South Somerset Employment Land Evidence: Long Term Economic Forecasting and Implications for Employment Sites and Premises (Addendum 1): Hardisty Jones Associates, November 2018.

- 4.15 Secondly, market factors such as replacement, churn and flexibility are considered. These ensure that the existing economy, and the on-going changes within it are supported through the provision of sufficient employment stocks.
- 4.16 Replacement demand is generated by assuming a proportion of existing stock needs to be replaced each year to ensure the overall stock of premises is sufficient and appropriate to modern needs, in terms of building quality and site characteristics. This is important for the manufacturing sector where on-going development of industrial premises has been observed. HJA estimates a replacement requirement equivalent to 1-2% of stock per annum for industrial uses and 1% for office uses. See Figure 4.2 below:

Figure 4.2: Forecast Replacement and Churn Requirement 2016-2036 (sq m)

Use Type	Total Stock (2016)	Annual Replacement	20 Year Plan Period Total
Office (1%)	108,000	1,100	21,600
Industrial (1-2%)	1,001,000	10,000 – 20,000	200,200 – 400,400
Total	1,109,000	11,100 – 21,100	221,800 – 422,000

Source: South Somerset Employment Land Evidence: Long Term Economic Forecasting and Implications for Employment Sites and Premises (Addendum 1): Hardisty Jones Associates, November 2018.

- 4.17 In addition to the above, an uplift of 10% is added for choice and flexibility in the market, whilst a deduction is made to allow for the reuse of employment sites which is the replacing or substantially refurbishing one building with another on the same plot of land (20% reduction).
- 4.18 Following conversion of floorspace into land, the total District-wide requirement is:
- Office 3-7 hectares
 - Industrial 41-84 hectares
- 4.19 The range exists for two reasons. Firstly for office development it is linked to the assumed development density, the density being higher if located in the town centre compared to an out of centre Business Park. Secondly for industrial development, the range links to the assumed percentage of replacement stock, 41 hectares being reflective of a 1% replacement and 84 hectares of a 2% replacement.
- 4.20 The implications for employment land requirements are clear, less land is needed than in the past as people and businesses adopt changing working practices.

Employment Land Requirements by Settlement

- 4.21 The need for employment land is informed by both a quantitative need and a qualitative need. The starting point for this assessment is the evidenced quantitative need. Following an assessment of existing supply (later in this report) a qualitative assessment will be made before reaching a conclusion on the employment land requirement for B Use land by settlement for South Somerset.

Office Land Requirement

- 4.22 The evidence suggests that South Somerset is not perceived as an office location and the office market is currently weak with public sector cost-cutting and limited private sector investment. Consultation with agents and developers revealed that there is no expectation for large-scale office development in Yeovil or the wider-district.
- 4.23 The Council has made a commitment to the regeneration of three town centres: Yeovil, Chard and Wincanton. The plans for those places all include re-introducing some office space into the centre to increase footfall and ultimately vitality and viability. On this basis 2 hectares should be identified for Yeovil Town Centre and 0.5 hectare for Chard and Wincanton.

Industrial Stock Requirement

- 4.24 Evidence suggests a 1-2% replacement. In order to break the District-wide figure down to a settlement level, a crude approach has been taken, by assessing the existing industrial employment stock level and establishing what the land requirement would be for a 1% and 2% replacement. See Figure 4.3 below:

Figure 4.3: Employment Land Required by Settlement for 1% and 2% Replacement of Existing Industrial Stock

Settlement	Existing Employment Stock (sq m)	Percentage Equivalent of District Total	Land Required for 1% Replacement (rounded)	Land Required for 2% Replacement (rounded)
Yeovil	265,900	26.5%	11	22
Chard	154,300	15.4%	6.5	13
Crewkerne	71,800	7.2%	3	6
Ilminster	48,500	4.8%	2	4
Wincanton	70,200	7.0%	3	6
Ansford & Castle Cary	28,400	2.8%	1	2.5
Langport & Huish Episcopi	15,300	1.5%	0.5	1.5
Somerton	33,400	3.3%	1.5	3
Bruton	13,200	1.3%	0.5	1
Ilchester	4,700	0.5%	0.5	0.5
Martock	33,200	3.3%	1.5	3
Milborne Port	1,500	0.1%	0	0.1
South Petherton	2,800	0.3%	0.1	0.5
Stoke Sub Hamdon	3,400	0.3%	0.1	0.5
Rest of District	256,500	25.6%	10.5	21.5
Total	1,003,200	100%	41.7	85.1

- 4.25 Given that there is a lot of older stock in South Somerset and the advent of EPC legislation this replacement figure has been confirmed through consultation with agents and developers:

“Gross industrial development of approximately 10,000 sq m per annum (1%) doesn’t sound high. Figures closer to 15,000 – 20,000 don’t seem unreasonable. It

is important we 'back ourselves' as an area. If the allocations are not in the plan it will be short sighted" ⁴

- 4.26 On the basis of the above, the quantitative need for employment land by settlement is set out below. This reflects the 2% replacement of industrial stock and the need to refocus office related employment opportunities into the town centres. These may be amended further on the basis of qualitative needs following a review of existing supply which is contained in the following chapter.

Figure 4.4: Quantitative Employment Land Requirement

Settlement	B Use Employment Land Requirement (hectares)
Yeovil	24
Chard	13.5
Crewkerne	6
Ilminster	4
Wincanton	6.5
Ansford & Castle Cary	2.5
Langport & Huish Episcopi	1.5
Somerton	3
Bruton	1
Ilchester	0.5
Martock	3
Milborne Port	0.1
South Petherton	0.5
Stoke Sub Hamdon	0.5
Rest of District	21.5
Total	88.1

⁴ South Somerset Employment Land Evidence: Long Term Economic Forecasting and Implications for Employment Sites and Premises: Hardisty Jones Associates, July 2017

5. Establishing the Existing Portfolio

- 5.1 This section assesses the current portfolio of available employment land in South Somerset. It broadly assesses the key established employment areas and identifies opportunities for further growth and the sites allocated in the adopted Local Plan which remain undeveloped.

5.2 Yeovil

- 5.2.1 Yeovil is the dominant economic centre in the district and is the base for a number of major employers and a wide range of small and medium sized enterprises (SMEs). Many employment opportunities are dependent on a small number of large employers within the local aerospace sector and its associated supply chain.
- 5.2.2 Reflective of its economic role, there are a range of pre-existing business parks and industrial estates and a number of outstanding Local Plan employment land allocations located around the town (*see Appendix A: Figure 1*).
- 5.2.3 Whilst land is available for new businesses, take-up rates are slow (*see Figure 5.1*). Consultation with the development industry highlights that viability is a major concern - high land prices and low end values combined with current economic conditions and infrastructure requirements is impacting on the ability of the market to deliver new land. Whilst the industrial market is active, a lack of smaller freehold stock has been identified.
- 5.2.4 The town has the ability to attract inward investment, for example the relocation of Paragon Laundry back to the town in July 2017 brought a £2.5 million investment and 90 new jobs, but in recent years it has struggled to deliver new commercial development with rural locations appearing seemingly more attractive to the market.
- 5.2.5 If Yeovil is to retain its position as the primary economic driver of the district and diversify its employment base to future-proof the job market, it will require new land and premises to come forward. Additionally, demand for land will also come from churn, the loss of premises to alternative uses and the need for the replacement of existing aged stock.

Existing Supply

Completions, Commitments and Land Under Construction

- 5.2.6 The adopted Local Plan has an expectation for Yeovil to deliver circa 50 hectares of land for economic development over the plan period. This equates to nearly a third of the District's identified need up to 2028.
- 5.2.7 The Local Plan is over halfway through the plan period and over a quarter of the requirement for land for economic development has been met in gross terms – Figure 5.2 illustrates that 14.66ha has been completed between 1st April 2006 and 31st March 2018. Traditional employment use classes (B1, B2 & B8) dominate the new land being delivered, however, these use classes also account for a significant amount of land being lost to alternative uses. This is likely to be reflecting the nature and age of stock and its replacement in locations better suited to the modern market.

Figure 5.1: All Employment Land Delivered in Yeovil as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	14.66	4.24
All lost to alternative uses (ha gross)	10.69	1.40
All completions (ha net)	3.98	2.84

Figure 5.2: B Use Employment Land Delivered in Yeovil as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	11.84	2.81
All lost to alternative uses (ha gross)	8.86	0.69
All completions (ha net)	2.98	2.12

5.2.8 Analysis of B Use employment land completions during the Local Plan Review period (2016 2018) illustrates that 2.81 ha gross and 2.12 ha net of land has been delivered.

5.2.9 In addition to the land that has been completed as at 31st March 2018 there was 6.38 hectares of land under construction (net) and 24.70 hectares of land with planning permission for B Use employment land (gross). Of the land with planning permission, the majority was allocated in previous Local Plans and carried forward into the current Local Plan but has yet to be delivered, see below.

5.2.10 Clearly B Use employment land is an important driver for the Yeovil economy as the majority of land developed has been for such uses.

Established Business Parks and Trading Estates

5.2.11 Of all the settlements in the District, Yeovil has the largest amount of existing floorspace. An analysis of the 2017 Valuation Office Agency data on employment premises⁵ identifies that 29% of all B use premises in the district are located in Yeovil. Well over half (57%) of the District's office space is in Yeovil and over a quarter (26.5%) the industrial floorspace, see Figure 5.3 below:

Figure 5.3: Employment Floorspace in Yeovil as at 1st April 2017

	Office		Industrial			Total B Use	
	sqm	% of SS	sqm	% of SS		sqm	% of SS
South Somerset (SS)	99,300		1,003,200			1,102,500	
Yeovil	58,400	56.8%	265,900	26.5%		324,300	29.4%

⁵ South Somerset Existing Employment Stock by Town, June 2018

5.2.12 The majority of this stock of floorspace is located on established Business Parks and Trading Estates, which are assessed below. Replacement of stock will be factored into the demand planning for this ELR.

5.2.13 The primary Business Parks and Trading Estates are located in the east, north-west and south-west of the town (see *Appendix A - Figure 1: Yeovil*). They are:

- Lufton Trading Estate (including Phase 1, 2 and 3 of Lufton 2000),
- Houndstone Business Park,
- Higher Farm Trading Estate,
- Lynx Trading Estate (including Lynx West), and
- Pen Mill Trading Estate.

5.2.14 On the whole these are buoyant locations with high occupancy levels. Car parking on many of the estates is an issue as businesses have expanded their operations and land has been used more intensively over recent years.

5.2.15 Additionally there are some smaller pockets of employment uses which are not considered to be Business Parks or Trading Estates but contribute to the stock and are trading well. These include Abbey Trading Estate (2 hectares), East Coker Saw Mills (1 hectare) and Vagg Hill (0.4 hectares).

5.2.16 Previous ELRs identified Highfield Industrial Estate (0.4 hectares) as an established employment area, this has since been redeveloped for residential purposes.

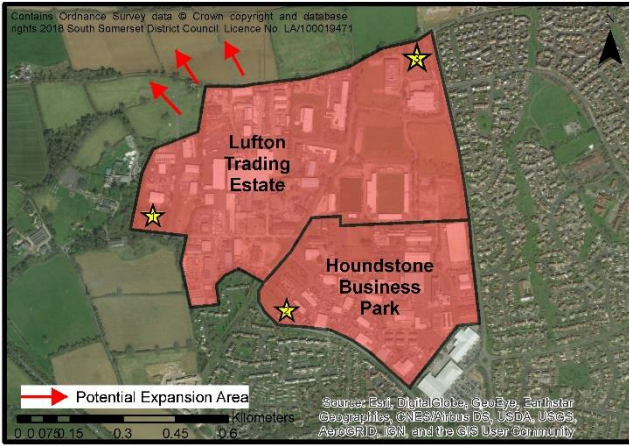
Figure 5.4: Established Business Parks and Trading Estates in Yeovil (see Appendix A - Figure 1: Yeovil)

Site	Land Availability	Characteristics
Lufton Trading Estate	Potential intensification sites and expansion area to the north west via existing allocation.	• Circa 41 hectare Trading Estate. • Established employment location. • Previously allocated site, the extension of which (Lufton 2000, Phase 3) is carried forward in the adopted Local Plan. • Phase 3 expansion area recently commenced. • Range and mix of businesses is vast and whilst the core activity is traditional employment land, some retail and leisure uses are present. • Businesses include BAE Systems, Silverline Tools, Turnspeed Precision Engineering and Cavity Trays. • Yeovil Innovation Centre is located on here, to north of Huish Park. • Lufton College also has a presence here. • Good access but congestion on local roads which should improve as a result of the Western Corridor improvements. • Car parking is an issue. • Building age and quality varies and meets a range of demand. • Two available sites, combined equate to circa 2.2 ha across both sites (see Figure 5.5 below).

Houndstone Business Park	Limited to intensification site.	• Circa 19 hectare Business Park. • Established employment location. • Adjacent to Huish Park football ground, Houndstone Retail Park and Lufton Trading Estate. • Southern part of site heavy concentration of car dealers. • Key employers include Screwfix and Kuehne Nagel. • Excellent location in close proximity to local highway network. • Parking is an issue, currently resolved by using vacant land to provide additional off road car parking. Further intensification of this vacant land could create highways safety, visibility and congestion issues. • One available site (see Figure 5.5 below).
Higher Farm Trading Estate	Limited to intensification site.	• Higher Farm Trading Estate is an established employment location in the north east of Yeovil adjacent to Asda. • Circa 5 hectares • Previously allocated site (ME/YEOV/5) comprising 2.42 ha. • Current use is quasi retail – florist, Palmers fish & chips and garden centre. • No vacancies. • Recent activity – self storage units approved within last 5 years (17/03145/FUL). • Low density –potential to intensify, as self-storage units are temporary in nature. • Good access off roundabout on Bunford Lane, will benefit from Western Corridor improvements • One potential available site adjoining the estate (0.2ha), see star. This is currently used as an overspill car park for the fish and chip shop and garden centre. It was not submitted as a HELAA site or a Local Plan Review omission site, therefore its availability is currently unclear.
Lynx Trading Estate (including Lynx West)	Potential intensification sites and expansion area north west via existing allocation.	• Established employment location. • Circa 28 hectares. • Quasi retail estate includes Council offices, trade counters, car sales, gyms, A1 uses and traditional employment uses. • Road could do with improving between Lynx Trading Estate and Lynx West. • Car parking issues affecting highway visibility and HGV movements in parts. • Vacant land being used to provide additional off road car parking.

		• Seafire Park is adjacent – residual Local Plan allocation with planning permission. • Three available sites under the ownership of Old Creamery (0.4 hectares) and Abbey Manor Group (0.3 hectares & 0.9hectares) • Planning permission pending (18/0244/FUL) at site 3* rear of Gazelle Road for construction of a concrete batching and mixing plant and associated works.
Pen Mill Trading Estate	No available land	• Established employment location • Circa 25 hectares • Aged stock, potentially in need of refurbishment/alteration • Well used site with lack of available sites.

Figure 5.5: Business Parks and Trading Estates in Yeovil

 Potential expansion area to north of Lufton Trading Estate	<u>Lufton Trading Estate and Houndstone Business Park</u> Potential Intensification Sites: 1. Off George Smith Way, Lufton Site size: Circa 0.8 ha 2. Olds Garage Site, Houndstone Site size: Circa 0.4 ha 3. Rear of Copse Road, Lufton Site size: Circa 1 ha	 <u>Higher Farm Trading Estate</u> Potential Intensification Site: 1. Land opposite Palmers Fish and Chip shop Site size: Circa 0.3 ha
	<u>Lynx Trading Estate including Lynx West</u> Potential Intensification Sites: 1. Land off Watercombe Lane Site size: Circa 0.4 hectares 2. Land off Lufton Way Site size: Circa 0.2 hectares 3. Rear of Gazelle Road Site size: Circa 0.5 hectares	 <u>Pen Mill Trading Estate</u> No available sites or expansion potential.

Undeveloped/Residual Allocated Sites (see Appendix A - Figure 1: Yeovil)

5.2.17 There are 5 allocated employment sites in Yeovil. Three sites were allocated in the 1991-2011 Local Plan (adopted in 2006) and have yet to be delivered. They all benefit from planning permission (10 year permissions exist for Bunford Park and Seafire Park) and have had recent developer interest in varying degrees. The other two sites form part of the Sustainable Urban Extensions, allocated in the current Local Plan. The planning applications for these sites are pending consideration but it is clear that the employment element of both schemes is envisaged to be delivered later in the life of any permission.

Figure 5.6: Allocated sites in Yeovil

Site	Land Availability	Characteristics
Bunford Park	Currently 20.3 hectares available with outline planning permission for B uses.	- Owned by Abbey Manor Group. - Gateway site with direct access to Western Avenue Relief Road and A303 beyond. Benefits from Western Corridor improvements. - The site was allocated in the South Somerset Local Plan (1991-2011) as an employment allocation for 16.5 hectares of land (ME/WECO/1) - The allocation was saved in the adopted Local Plan (2006-2028) as it formed part of the employment land commitment in Policy SS3: Delivering New Employment Land. - Outline permission exists for High Quality Business Park (B1 uses, 20.3 hectares) 07/05341/OUT. The reserved matters application 16/01185/REM is still pending consideration. - Outline permission does not expire until March 2021. - Site was granted planning permission subject to S106 that secured strategic landscaping, design code and off-site highways works (now consumed in the SCC Western Corridor Scheme) - Conditions imposed include needing to agree surface water & foul drainage, lighting, landscaping and safeguarding of protected species (badgers, potential dormouse and bats) - Surveys have been undertaken including landscape & visual, heritage, flood risk & surface water, ecology, transport, arboricultural, archaeology - The site is not serviced - Viability issues due to abnormal infrastructure costs including upgrading electricity sub-station have prevented site coming forward. Hence new application including supermarket to cross fund: -

		- Hybrid mixed-use application has been submitted (17/02805/HYBRID) for an area larger than the previous approval and allocation - 21.6ha FULL APPLICATION – 2,040 sq m B1 offices/B8 distribution unit & 8,443 sq m A1 foodstore, and - OUTLINE APPLICATION – 56,051 sq m Business Park (B1 & B8). This extends beyond the area approved by the 2007 application - Evidence suggests that the build out period of the Business Park, if approved is likely to be mid-2030s given the quantum of office development included in proposed scheme and the nature of Yeovil market - Part of the site (size) has been submitted as an omission site for housing in the early review Local Plan. A number of residential permissions exist to the south of the site and a number are pending consideration - Site is vacant and in agricultural use - Risks – the developer has stated that the site is currently unviable. It is large and requires significant investment. Employment market is weak with currently little profit to be made. The enabling development put forward is contrary to town centre policy and planning policy believes that the significant benefits do not outweigh the harm to town centre. It is likely that the site will not be wholly delivered for employment land as it is too large – might be worth looking at an alternative enabling land use, such as residential development and a smaller quantum of employment land.
Lufton 2000, Phase 3	Currently 4.11 hectares remaining available with outline planning permission and 0.87 hectares with detailed planning permission = 4.98ha for B uses.	- Owned by Abbey Manor Group & SSDC - Extension of Lufton 2000 Trading Estate. A key employment location in Yeovil - The site was allocated in the South Somerset Local Plan (1991-2011) as an employment allocation for 4.7 hectares of land (KS/BRYM/1) - The allocation was saved in the adopted Local Plan (2006-2028) as it formed part of the employment land commitment in Policy SS3: Delivering New Employment Land. - Site is fully serviced and available.

		• Outline planning permission exists (06/04559/OUT) for 4.98 hectares. • Full planning permission now exists on part of the outline site. 18/00748/FUL was approved in August 2018 for 0.87 hectares for the erection of a building for use as a builder's merchant. • Design & Build arrangements have been removed on part of the site. • Site has contributed to Western Corridor Highway works. • Site is viable.
Seafire Park	Currently 4.8 hectares remaining available with 4.24 ha with outline planning permission for B uses.	• Owned by Abbey Manor Group/GKN Westland • Located off Bunford Lane, to the south of the airfield. Bunford Lane is a private road owned by Leonardo Helicopters • Site is vacant and serviced. • The site was allocated in the South Somerset Local Plan (1991-2011) as an employment allocation for 4.8 hectares of land (ME/YEOV/4). Carried forward from Yeovil Area Local Plan • The allocation was saved in the adopted Local Plan (2006-2028) as it formed part of the employment land commitment in Policy SS3: Delivering New Employment Land. • Outline planning permission exists for B1, B2 & B8 uses. Long planning history, latest decisions 13/03413/OUT amended time limit and 16/04690/REM approved an access road off Bunford Lane. The road is unbuilt. • Permission valid until 2023. • Technical reports exist including flood risk assessment, ecology and transport assessment • Conditions imposed relate to agreeing surface water drainage, protecting the watercourse along southern boundary, safeguarding protected species (badger set northeast corner), pedestrian and cyclist connectivity and airfield safeguarding • Site has contributed to Western Corridor Highway works.
Northern Sustainable Urban Extension	2.58 hectares allocated for employment uses, not specifically B uses, no planning permission.	• Owned by Abbey Manor Group • Outline application (14/02554/OUT) pending for development of Sustainable Urban Extension to comprise up to 765 dwellings, 65 bed care home,

		employment land (Use Class B1), retail units (Use Classes A1, A2, A3, A5), primary school, community building, health care facility, landscaping, open space and drainage infrastructure, access and associated highway works. • 2.58 hectares identified for economic development (1.90 hectares for 'B' Use). • Employment land identified as coming forward in later phases of development.
Southern Sustainable Urban Extension	2.58 hectares allocated for employment uses, not specifically B uses, no planning permission.	• Owned by Charles Bishops Ltd. • Outline application (15/01000/OUT) pending for development of Sustainable Urban Extension to comprise up to 800 dwellings. • 2.58 hectares of employment land (Use Classes B1, B2, B8), • Neighbourhood centre (Use Classes A1, A2, A3, A4, A5, D1, D2 and B1), a 65 bed nursing /care home, community hall, health centre, children's nursery, primary school, play areas and formal sports provision and open space and landscaping, drainage infrastructure and associated highway works. • Employment land identified as coming forward in later phases of development.

Bunford Park

5.2.18 Whilst there are developer concerns over the deliverability of the Bunford Park site, it should be retained because it is the only large-scale site in Yeovil, the District's primary settlement, and is required to support future long-term growth and inward investment opportunities. The application for a supermarket and employment land on this site has yet to be determined. Depending on the outcome of this application, if a mechanism to enable the viability of employment land on Bunford Park is required, the Council, in discussion with the developer, should look to bring forward housing on this site and a smaller strategic employment allocation, maybe in the region of 10-15 hectares. The viability of this approach needs to be considered further, but the Bunford Park site should be retained as a Strategic Employment Site and safeguarded for local and inward investment.

Lufton 2000

5.2.19 The site which is an extension of the Lufton Trading Estate, one of Yeovil's key employment locations, is viable, fully serviced and available. Outline permission exists for the entire area and reserved matters are being submitted for individual plots. The site should be retained as a Strategic Employment Site and safeguarded for local and inward investment in the Local Plan Review.

Seafire Park

5.2.20 The site is fully serviced and available, with outline permission existing for a range of B uses until 2023. It is located adjacent to Lynx Trading Estate, a buoyant employment location and Westlands. It is easily accessed off the strategic road network and should be retained as retained as a Strategic Employment Site and safeguarded for local and inward investment in the Local Plan Review.

Northern and Southern Sustainable Urban Extensions

5.2.21 These employment allocations are required to ensure the Sustainable Urban Extensions meet their Garden City principles and therefore should be retained in the Local Plan Review as part of the relevant policies to ensure the highest sustainability objectives are achieved.

Yeovil Supply

5.2.22 There is a supply of 43.25 hectares of employment land in Yeovil.

Figure 5.7: Yeovil Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net: 2.84 hectares	
Land under construction (as at 31 st March 2018)	Net: 6.38 hectares	Includes 4.98ha at Lufton 2000, Phase 3
Land with planning permission but not started (as at 31 st March 2018)	Gross: 24.70 hectares	Includes 20.3ha at Bunford Park and 4.24ha at Seafire Park
Intensification/Opportunity Sites n Established Business Parks and Trading Estates	Gross: 3.6 hectares	
Local Plan Allocations (without planning permission) Gross	Gross: 5.72 hectares	Includes Northern and Southern Sustainable Urban Extensions and 0.56ha for Seafire
Total Existing Supply for Local Plan Review Period	43.25 hectares	

Figure in Total has been rounded to nearest 0.25 hectares

5.3 Chard

5.3.1 Chard is founded on a traditional manufacturing and engineering economy. A high number of major manufacturers still operate in the town (including Numatic International, Oscar Mayer and Brecknell Willis). Although traditional industries are generally in decline, Numatic International and Brecknell Willis have recently committed to significant expansion and investment in their premises.

5.3.2 Whilst there are a small number of large employers, the vast majority of businesses comprise 1 or 2 employees. It is anticipated that many of these will be working from home, which is an increasing trend.

- 5.3.3 The Chard Regeneration Plan aims to deliver large scale growth which will secure the regeneration objectives for Chard, in support of the Chard Vision developed with the community in 2010:
- To provide a compelling reason to visit and use Chard Town Centre
 - To bring Key Sites back into economic and community use
 - To stimulate physical regeneration and improve the vitality of the town centre
 - To increase footfall within the town and support existing businesses
 - To improve the leisure and health offer in Chard
 - To reinvigorate and bolster the role of Chard as a Market Town and economic centre by supporting business growth and strengthening links with the hinterland and wider economy
 - To address market failure and stimulate wider commercially led development in the town, including allocating housing development sites
- 5.3.4 Thomas Lister reviewed the workspace in Yeovil and Chard in 2015 and identified that the office market in Chard was very limited. The supply was categorised as being of older, poorer quality within the town centre or modern facilities on Chard Business Park. There was, and continues to be a lack of evidence of major demand.
- 5.3.5 The majority of existing industrial provision is of 1970/80s era or earlier, located around the Millfield and Tapstone Road areas. Chard Business Park was developed in the 1990/2000s. New units have also been developed at Chard Junction and Yonder Hill Business Park.
- 5.3.6 There has been little investment in employment space within Chard in recent years other than through expansion of existing facilities within companies own sites. Chard is an area of low property values and as such this impacts on the viability of schemes.

Completions, Commitments and Land Under Construction

- 5.3.7 The existing Local Plan has an expectation for Chard to deliver circa 17 hectares of land for economic development over the plan period. This equates to around 11% of the District's identified need up to 2028.
- 5.3.8 The Local Plan is over halfway through the plan period and in gross terms, Chard has only delivered around 8.5% of its employment land requirement over the plan period. Whilst a net loss in land has been recorded since 2006, Chard has delivered almost the same level of floorspace as Yeovil, circa 24,400 sq m.

Figure 5.8: All Employment Land Delivered in Chard as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006-31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (gross)	1.47	0.43
All lost to alternative uses	1.71	0.14
All completions (net)	-0.23	0.29

Figure 5.9: B Use Employment Land Delivered in Chard as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1 st April 2006 – 31 st March 2018 (2006 – 2017)	1 st April 2016-31 st March 2018 (2016 – 2017)
All completions (ha gross)	0.23	0.10
All lost to alternative uses (ha gross)	0.86	0.11
All completions (ha net)	-0.63	-0.01

5.3.9 Analysis of B Use employment land completions during the Local Plan Review period (2016-2018) illustrates a net loss of employment land.

5.3.10 In addition to the land that has been completed as at 31st March 2018 there was 1.26 hectares of land under construction (net) and no land with planning permission for B use employment land. These figures illustrate the flat nature of the market in Chard.

Established Business Parks and Trading Estates

5.3.11 Of all the settlements in the District, Chard, as might be expected given it is the second largest town in South Somerset, has the second largest amount of existing floorspace. An analysis of the 2017 Valuation Office Agency data on employment premises⁶ identifies that 14.5% of all B use premises in the district are located in Chard. The amount of office space is small at nearly 6%, but this is reflective of South Somerset's role in the office market in general, with little demand outside of Yeovil. The industrial space is the second largest in the District after Yeovil, at 15% of the District-wide stock.

Figure 5.10: Employment Floorspace in Chard as at 1st April 2017

	Office		Industrial		Total B Use	
	sqm	% of SS	sqm	% of SS	sqm	% of SS
South Somerset (SS)	99,300		1,003,200		1,102,500	
Chard	5,600	5.7%	154,300	15.4%	160,000	14.5%

5.3.12 The majority of this stock of floorspace is located on established Business Parks and Trading Estates, which are located in the north-east and south-east of the town, this is also the focus for much of the planned future growth (see *Appendix A - Figure 2: Chard*). The established areas are:

- Beeching Close
- Furnham Road Trading Estate
- Chard Business Park
- Millfield Industrial Estate
- Tapstone Road.

5.3.13 On the whole these are buoyant locations with high occupancy levels. Car parking on many of the estates isn't currently an issue but if businesses continue to expand their operations and use their land more intensively further car parking options may be required or it may become an issue.

⁶ South Somerset Existing Employment Stock by Town, June 2018

5.3.14 In addition to the locations cited above, there are some smaller pockets of employment uses which are not considered to be significant Business Parks or Trading Estates but contribute to the stock and are trading well. These include Victoria Business Park (0.5 hectares) and Crimchard Business Park (0.3 hectares).

5.3.15 Outside the town is Chard Junction, this is circa 3 miles from Chard, so technically is in the Rest of the District. The site is large (around 12.5 hectares) but strategic access is not good and the local network is not ideal for major operators.

Figure 5.11: Established Business Parks and Trading Estates in Chard (see Appendix A – Figure 2: Chard)

Site	Land Availability	Characteristics
Beeching Close	No available land but potential to extend towards south into Chard Sewage Treatment allocation	- Established employment location - Circa 5 hectares - Good access - A mixture of modern and old units - A well-used estate with few vacant units, indicating the important role this estate fulfils - Logistics of parking will cause additional problems as the estate fills with businesses - Available site to the south -former Sewage Treatment Works.
Furnham Road Trading Estate	No available land but potential to extend towards south east	- Established employment location - Circa 1.5 hectares - Not strategic. Poor access. Area of employment surrounded by housing. Good parking - It is located close to the town centre with no incompatible uses nearby - The site provides basic accommodation and is ripe for redevelopment - In its present form the site has limited market attractiveness, although does provide affordable second-hand space which meets the requirements of certain business types, particularly those that have storage and distribution needs - In the short to medium-term, this use should be retained although in the longer-term, subject to delivery of the Chard Key Sites, may provide an opportunity for redevelopment for alternative uses.
Chard Business Park	No available land	- Established employment location - Circa 11 hectares - Part owned by SSDC - This estate has been developed to a high standard - Good car parking and accessible roads - Available plots to be developed for residential:

		○ Planning permission exists (18/02309/P3JPA) on the land east of Leach Road- Prior approval for the change of use of offices to 49 No. dwellings ○ Available land (0.39 hectares) south of Thordun Park Drive. Awaiting planning permission 18/02588/FUL for the erection of 23 No. dwellings, means of access and associated works. 41 dwellings already complete on the land south of remaining available land (12/04283/FUL) and previous planning granted on available land as a care home as part of previous application • Evidence now of a number of variations from the original B1, B2 and B8 use (mixed-use and dental for example), but overall the site has proven successful • Adjoining Thorndun Park (Phase 1 of CRF) so potential expansion.
Millfield Industrial Estate	Two potential intensification sites and expansion area to the east allocated through Chard Regeneration Framework	• Established employment location • Circa 19 hectares • Old but well occupied B2/B8 uses • No evidence of mixed use. Evidence of new builds. Need increased car parking space • Mix of small and large occupiers on the estate. Numatic International takes up a sizeable area of the estate. Oscar Mayer also present and have developed new premises in recent years • The site is accessed through a residential estate and the access road is narrow, with problems of multiple vehicle movements to and from the estate at peak times creating congestion in the centre of Chard • There are some large modern units and sizeable areas for development • 2 available spaces identified. No planning history • Where the estate is built out, the estate is well occupied • It is a low-rise development, which is dated in part • Chard Regeneration Framework includes an area to the east to expand the area.
Tapstone Road	No available land	• Owned by Brecknell Willis • Circa 5.5 hectares

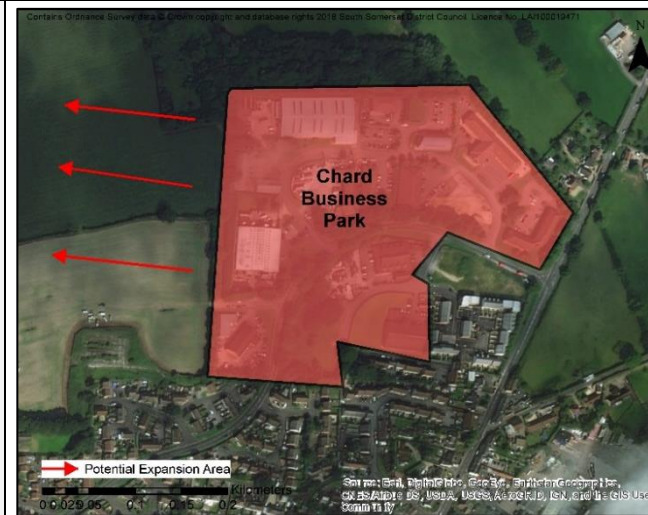
		• Previously a Local Plan allocation, this site is a combination of modern purpose built units and is an organically grown estate with good access • Brecknall Willis have made a number of improvements to their site in recent years, including new manufacturing/storage and distribution building including offices and improved car parking facilities • Surplus element to the site was identified and Lidl has been approved on this site and is underway.
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Figure 5.12: Business Parks and Trading Estates in Chard



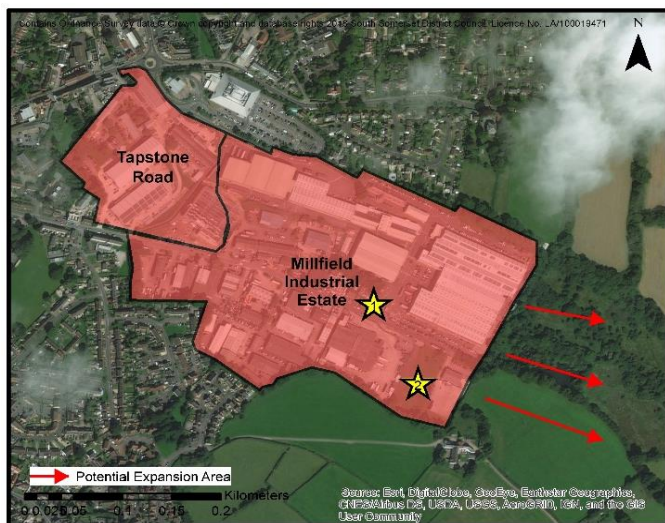
Beeching Close and Furnham Road

If required extension potential to south – former Chard Sewage Treatment Works



Chard Business Park

If required extension potential to west – Thordun Park:



Millfield Industrial Estate and Tapstone Road

Potential Intensification Sites:

1. North of Millfield

Site size: Circa 0.2 hectares

2. South of Millfield

Site size: Circa 0.75 hectares

If required extension potential to south east of Millfield – known as Millfield Extension in CRF

Figure 5.13: Allocated Sites in Chard

Site	Land Availability	Characteristics
Chard Key Site	A strategic approach to development (both employment and housing) is being taken in Chard, known as the Chard Regeneration Scheme it is underpinned by a phased approach set out in the Chard Implementation Plan. Infrastructure to support planned growth is a key issue – the driver being that the quantum of development for each phase should be within the capacity of the infrastructure of the town (particularly highways). No equalisation strategy ensuring that costs are fair across all landowners has been agreed so approaches to infrastructure delivery are being actively explored. Planned phasing is linked mainly to highways capacity – an attempt to relieve the Covent Signals and associated roads. 5 phases of highways infrastructure investment will be required to deliver the regeneration and growth. In total 13 hectares of land for economic development is identified as required for Chard through Local Plan policy, the sites below identify where 10.55 hectares should be located, the remaining 2.45 hectares has not been identified and is termed “footloose” in the CRF.	
Thorndun Park Phase 1 of CRF	4.1 hectares	- Owned by Mactaggart and Mickel Homes - Part of Phase 1 of Chard Regeneration Framework 4.1 hectares for employment development (suggested 20,489 sq m) - Adjacent to Chard Business Park - Requires highways infrastructure - Site does not have planning permission.
Boden Mill site Phase 1 of CRF	0.7 hectares	- Owned by SSDC - The site was allocated in the South Somerset Local Plan (1991-2011) for a mixed use (MU/CHAR/4) - Allocation was replaced in the adopted Local Plan by Policies SS3: Delivering New Employment Land and PMT1: Chard Strategic Growth Area and PMT2: Chard Phasing. - Part of Phase 1 of Chard Regeneration Framework - Includes Boden Street car park and area behind the Guildhall, whole site is 1.4 hectares - Comprises existing employment uses, partly within a listed mill building, two public car parks, and part of the rear curtilages of some Fore Street properties. - Identified for mixed use, ½ of site assumed for employment in CRF but SSDC moving forward plans, considering various mixed use

		schemes with a heavy leisure based focus as opposed to traditional B Uses – priority for Council, so employment land likely to be very limited • Constrained by Conservation Area and Listed Buildings • Site does not have planning permission.
Extension of Millfields Phase 2 of CRF	3.25 hectares	• Owned by Abbey Manor Group/Persimmon • Land between Millfield & Blind Lane • Part of Phase 2 of Chard Regeneration Framework • Whole site is 4.5ha for mixed use, 3.25ha for employment land. • Enables the eastward extension of the Millfield Industrial Estate, employment site • Includes improvements to, and extension of the primary access road, Millfield Road – opening up employment and mixed use land to subsidise road infrastructure • Site does not have planning permission.
Extension south of Millfield Phase 3 of CRF	1.1 hectares	• Owned Persimmon • Phase 3 of the Chard Regeneration Framework sees 4.5ha of mixed use and 1.1ha of employment land come forward. • The mixed-use is co-located with residential development (employment use is not specified) • The employment land sees a further extension south of Millfield Industrial Estate • Site does not have planning permission.
East End, Millfields and Phase 4 of CRF	1.4 hectares	• Phase 4 of the Chard Regeneration Framework sees 1.4ha of employment land come forward. • The mixed-use is located in the “employment corridor” that has been created off Millfields industrial estate, a further extension south of Millfield Industrial Estate • Site does not have planning permission.
Chard Sewage Treatment Works	1 hectare	• Owned by Somerset County Council • The site was allocated in the South Somerset Local Plan (1991-2011) for a mixed use (MU/CHAR/5). Carried forward from Chard & Ilminster Local Plan. • Allocation was replaced in the adopted Local Plan by Policies SS3: Delivering New Employment Land and PMT1: Chard Strategic Growth Area and PMT2: Chard Phasing.

		• Not part of the Chard Regeneration Framework. • The site lies between industrial uses off Beeching Close and housing at Touches Meadow and was therefore identified for a mixed development, including B1 & B8 uses. • Most of the site has been developed for a Waste Recycling Centre • There is no planning permission on the site • Wessex Water disposed of the site and now in SCC ownership but complicated overage has hampered further redevelopment. • SCC confirm that the site is available and have had some enquiries from time to time, but very limited. • Vehicle access to the employment development will be via Beeching Close, so could form an extension to that estate. • Part of the site fronting Touches Lane forms part of the route of the Chard North/South Distributor Road and will not be developed. • Detailed site investigations will be necessary before redevelopment. • Chard Transport Strategy shows a proposed off-road cycle route through this site.
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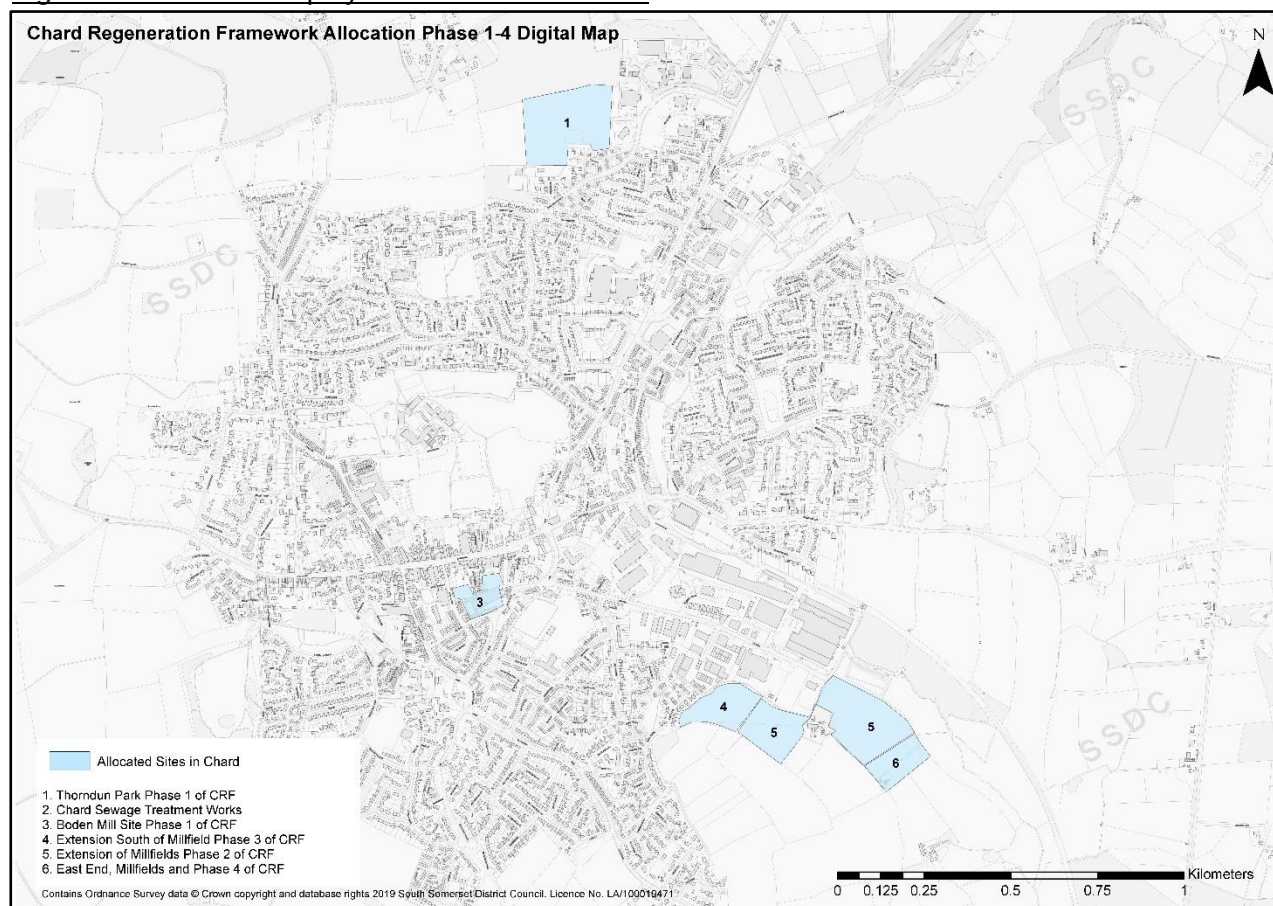
Chard Key Site

5.3.16 Chard Key Site comprises a number of employment land allocations which combined equate to circa 10.5 hectares. The Council is committed to the regeneration of Chard and to ensure this growth is sustainable, these employment land allocations need to be retained as part of the Chard Eastern Development Area policy in the Local Plan Review. Figure 5.14 sets out the allocations on a map.

Chard Sewage Treatment Works

5.3.17 Chard Sewage Treatment works is suitable and available for employment land. The site could represent an extension to the established Beeching Close trading estate and is an alternative to the Chard Regeneration sites. It should be retained as a Strategic Employment Site and safeguarded for local and inward investment in the Local Plan Review.

Figure 5.14: Chard Employment Land Allocations



Chard Supply

5.3.18 There is a supply of 12.5 hectares of employment land in Chard.

Figure 5.15: Chard Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net: -0.01	
Land under construction (as at 31 st March 2018)	Net: 1.26	
Land with planning permission but not started (as at 31 st March 2018)	Gross: -1.15	
Intensification/Opportunity Sites in Established Business Parks and Trading Estates	Gross: 0.95 hectares	
Local Plan Allocations (without planning permission) Gross	Gross: 11.55	Includes the Chard Regeneration sites identified in Figure 5.13 above and Chard Sewage Treatment Works but excludes the 2.45

	hectares which are termed "footloose".
Total Existing Supply for Local Plan Review Period	12.50 hectares

Figure in Total has been rounded to nearest 0.25 hectares

5.4 Crewkerne

- 5.4.1 Crewkerne is a small market town. Manufacturing is the primary employer, followed by health care and retailing. Significant developments since 2006 include the opening of a Waitrose supermarket and construction of the sports centre and community centre at the Recreation Ground, Henhayes Lane.

Completions, Commitments and Land under Construction

- 5.4.2 The existing Local Plan has an expectation for Crewkerne to deliver circa 10 hectares of land for economic development over the plan period.
- 5.4.3 The Local Plan is over halfway through the plan period and only 17% of the requirement of land for economic development has been met in gross terms – 1.77ha of employment land has been completed between 1st April 2006 and 31st March 2018. Retail and service uses dominate as opposed to traditional employment land, this reflects the recent developments and lack of delivery of employment land in the town.

Figure 5.16: All Employment Land Delivered in Crewkerne as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	1.77	0.00
All lost to alternative uses (ha gross)	0.45	0.03
All completions (ha net)	1.31	-0.03

Figure 5.17: B Use Employment Land Delivered in Crewkerne as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	0.38	0.00
All lost to alternative uses (ha gross)	0.26	0.02
All completions (ha net)	0.12	-0.02

- 5.4.4 Analysis of B Use employment land completions during the Local Plan Review period (2016-2018) illustrates that there has been a net loss in land.
- 5.4.5 In addition to the net loss as at 31st March 2018, more land will be lost given that there is 0.07 hectares under construction from B Uses to an alternative use. There is 3.75 hectares (gross) of land with planning permission all of which is allocated and has yet to be delivered, see below.

Established Business Parks and Trading Estates

- 5.4.6 An analysis of the 2017 Valuation Office Agency data on employment premises⁷ identifies that 6% of all B use premises in the district are located in Crewkerne. 5% of the District's office space is in Crewkerne and 6% the industrial floorspace, see Figure 5.18 below:

Figure 5.18 – Employment Floorspace in Crewkerne as at 1st April 2017

	Office		Industrial		Total B Use	
	sqm	% of SS	sqm	% of SS	sqm	% of SS
South Somerset (SS)	99,300		1,003,200		1,102,500	
Crewkerne	5,700	4.9%	71,800	6.3%	77,600	6.2%

- 5.4.7 The majority of this stock of floorspace is located on established Business Parks and Trading Estates, which are assessed below.

- 5.4.8 The primary Business Parks and Trading Estates are located in the east of the town (see *Appendix A - Figure 3: Crewkerne*). They are:

- Blacknell Lane,
- Cropmead Trading Estate, and
- The Linen Yard

- 5.4.9 On the whole these are buoyant locations with high occupancy levels. Car parking on many of the estates isn't currently an issue but if businesses continue to expand their operations and use their land more intensively further car parking options may be required or it may become an issue.

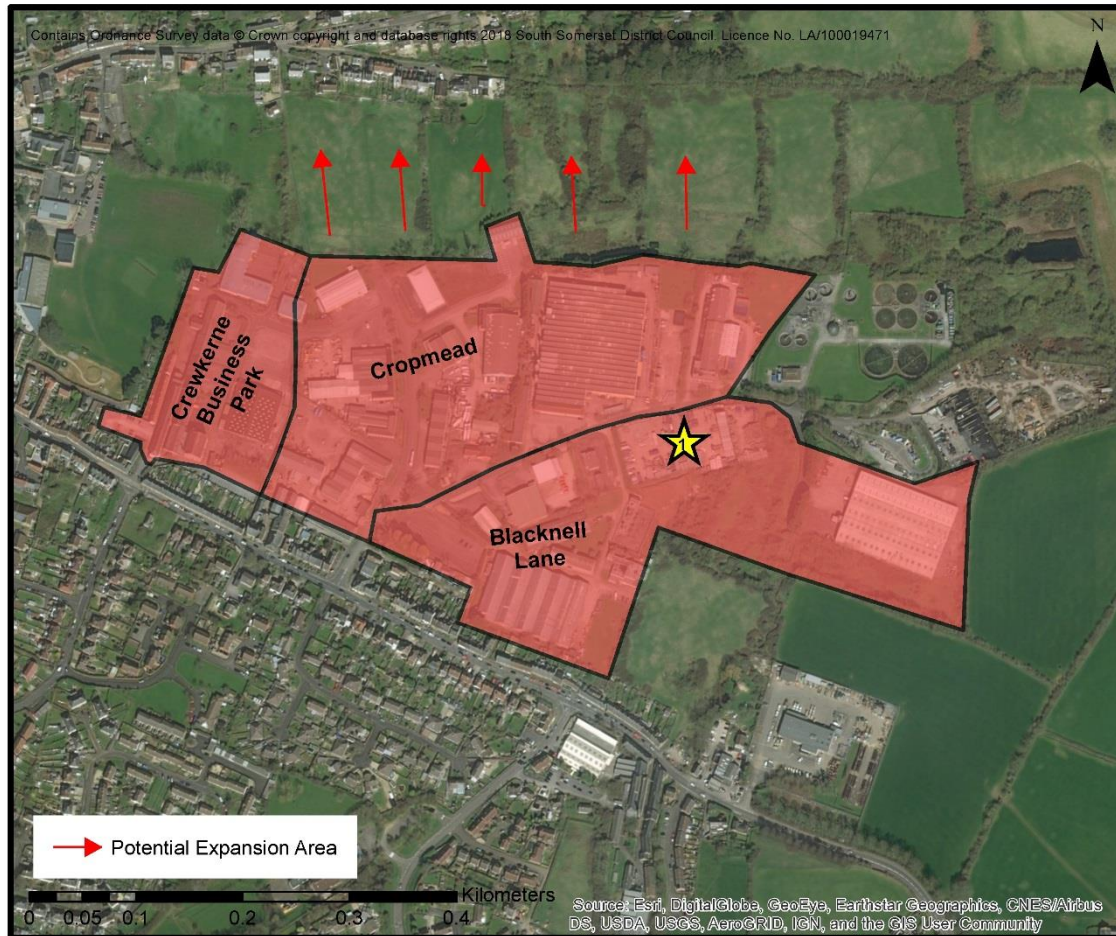
Figure 5.19: Established Business Parks and Trading Estates in Crewkerne (see Appendix A - Figure 3: Crewkerne)

Site	Land Availability	Characteristics
Blacknell Lane Trading Estate and Cropmead Trading Estate	Potential intensification site and opportunity to extend Blacknell Lane to south east via existing allocation. Land to the north of Cropmead with potential to expand.	• Blacknell Lane Trading Estate circa 8.0 hectares • Cropmead Trading Estate circa 8.3 hectares • It is difficult to distinguish between the estates as they are co-located and you can drive from one to the other • Established employment area • Well laid out, with good landscaping and excellent links to local road network • Combination of manufacturing, and offices with other uses such as Cronite Castings, Crewkerne Concrete, Crewkerne Fire Station and Royal Mail depot. • There is room for expansion, with hammerheads left for development – into the allocated CLR site • One potential intensification sites ◦ South of Blacknell Lane, circa 0.58 hectares

⁷ South Somerset Existing Employment Stock by Town, June 2018

The Linen Yard (Crewkerne Business Park)	No available land on site, potential to extend to the north.	• Circa 2.7 hectares • Established employment location • A well-restored and redeveloped premises located in a sustainable location and fulfilling a specific role. • The access is quite restricted limiting uses to offices/B1 uses.

Figure 5.20: Business Parks and Trading Estates in Crewkerne



The Linen Yard, Cropmead and Blacknell Lane Trading Estate

Potential Intensification Site:

1. South of Blacknell Lane

Site size: Circa 0.6 hectares

Extension potential to north of Cropmead and Crewkerne Business Park.

South east of Blacknell Lane is allocated CLR site.

Undeveloped/Residual Allocated Sites

5.4.10 There are 3 residual allocations in Crewkerne, one remains available for development whereas the other two have been built out and have no further significant development potential.

Figure 5.21: Allocated Sites in Crewkerne

Site	Land Availability	Characteristics
CLR Site	3.24 ha for employment land and 0.5ha for a care home	- Owned by Taylor Wimpey - The site was allocated in the South Somerset Local Plan (1991-2011) as a Key Site for a range of uses including 10.5 hectares of employment Land (KS/CREW/1) - The allocation was saved in the adopted Local Plan (2006-2028) as it formed part of the employment land commitment in Policy SS3: Delivering New Employment Land and EP1: Strategic Employment Sites. - Planning history plagued by viability issues – dormouse bridge/tunnel, link road, education and affordable housing conditions have sought developer to renegotiate - Previously 10 hectares of employment land approved but through Development Management process this has been reduced to 3.74 hectares of which 0.5ha for a care home (14/02141/OUT).
Land North of Fire Station, Blacknell Lane	No available land	- The site was allocated in the South Somerset Local Plan (1991-2011) for an employment allocation of 0.3 hectares (ME/CREW/4) - The allocation was saved in the adopted Local Plan (2006-2028) as it formed part of the employment land commitment in Policy SS3: Delivering New Employment Land. - Site is complete.
North of Cropmead Trading Estate	No available land	- Owned by Cronite Castings Ltd - The site was allocated in the South Somerset Local Plan (1991-2011) for an employment allocation (ME/CREW/5) - The allocation was replaced in the adopted Local Plan (2006-2028) as it was not implemented and there was no known process for it to come forward. - A storage building for Cronite Castings, was built via permission 15/03725/FUL, but further development of the site is restricted by a major drainage pipe

		running under this field which cannot be built over. • Site was put forward into the HELAA but considered undeliverable. • Noise problems from the Trading Estate identified may be an issue for residential uses in proximity to site “vital that adequate tree planting (screening takes place on the northern and southern boundaries of the site) and that noise levels from the site do not affect adversely the amenity of occupiers of nearby residential properties.”
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CLR Site

5.4.10 The strategy for employment delivery in Crewkerne has been fundamentally linked to the delivery of the CLR site, but this has failed to deliver. There has been a recognition that the adopted Local Plan requirement for Crewkerne was too large, hence its reduction through the Development Management process. The remaining employment element of the CLR site should be retained and safeguarded as a Strategic Employment Site as it represents the only existing supply of employment land available for local and inward investment in Crewkerne.

Land North of the Fire Station

5.4.11 This site is complete.

North of Cropmead Trading Estate

5.4.12 This site is not deliverable and should not be retained in the Local Plan Review. There is potential to go north of Cropmead Trading Estate but not in this location as development of the site is restricted by a major drainage pipe which cannot be built over (see W/CREW/0030 later).

Crewkerne Supply

5.4.13 There is a supply of 4.25 hectares of employment land in Crewkerne.

Figure 5.22: Crewkerne Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net: -0.02	
Land under construction (as at 31 st March 2018)	Net: -0.07	
Land with planning permission but not started (as at 31 st March 2018)	Gross: 3.75	Includes 3.24 hectares on the CLR site.
Intensification/Opportunity Sites in Established Business Parks and Trading Estates	Gross: 0.6	
Local Plan Allocations (without planning permission) Gross	Gross: 0	
Total Existing Supply for Local Plan Review Period	4.25 hectares	

Figure in Total has been rounded to nearest 0.25 hectares

5.5 Ilminster

- 5.5.1 Ilminster is a small market town situated off the A303. Whilst the town has lost some of its traditional manufacturing base it has retained key manufacturing employers including Daido International and Powrmatic, both located in the west of the town.
- 5.5.2 Monitoring indicates that Ilminster has delivered the second largest amount of employment land (in net terms) than any other settlement in the District, and the majority of this being in the traditional use classes, maybe a reflection of its historic manufacturing base.
- 5.5.3 The close proximity to the A303 and A358 making the M5, only 12 miles away, coupled with the planned upgrade to these roads, is seen as a positive advantage for the delivery of employment land and its attractiveness to the market going forward.

Completions, Commitments and Land under Construction

- 5.5.4 The existing Local Plan has an expectation for Ilminster to deliver circa 23 hectares of land for economic development over the plan period.
- 5.5.5 The Local Plan is over halfway through the plan period and nearly a fifth of the requirement for land for economic development has been met in net terms - 4.11 ha of employment land (net) has been completed between 1st April 2006 and 31st March 2018. Traditional employment use classes (B1, B2 & B8) dominate the new land being delivered.

Figure 5.23: All Employment Land Delivered in Ilminster as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1 st April 2006 – 31 st March 2018 (2006 – 2017)	1 st April 2016-31 st March 2018 (2016 – 2017)
All completions (ha gross)	4.75	0.54
All lost to alternative uses (ha gross)	0.64	0.21
All completions (ha net)	4.11	0.33

Figure 5.24: B Use Employment Land Delivered in Ilminster as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1 st April 2006 – 31 st March 2018 (2006 – 2017)	1 st April 2016-31 st March 2018 (2016 – 2017)
All completions (ha gross)	3.01	0.53
All lost to alternative uses (ha gross)	0.22	0.00
All completions (ha net)	2.79	0.53

5.5.6 Analysis of completions during the Local Plan Review period (2016-2018) illustrates that 0.53 hectares net has been delivered for B Use employment land. Land under construction and with planning permission would reduce the supply of traditional employment land in Ilminster as it results in a loss of land to alternative uses.

Established Business Parks and Trading Estates

5.5.7 An analysis of the 2017 Valuation Office Agency data on employment premises⁸ identifies that Ilminster has the fifth largest stock of employment premises in the District. It has twice the amount of industrial stock than offices.

Figure 5.25 – Employment Floorspace in Ilminster as at 1st April 2017

	Office		Industrial		Total B Use	
	sqm	% of SS	sqm	% of SS	sqm	% of SS
South Somerset (SS)	99,300		1,003,200		1,102,500	
Ilminster	2,000	2.0%	48,500	4.8%	50,500	4.6%

5.5.8 The majority of this stock of floorspace is located on established Business Parks and Trading Estates, which are assessed below.

5.5.9 The primary Business Parks and Trading Estates are located in the west of the town (see Appendix A - Figure 4: Ilminster). They are:

- Rose Mills Industrial Estate,
- Hort Bridge and
- The Wharf/Canal Way Business Park

5.5.10 On the whole these are buoyant locations with high occupancy levels. Car parking isn't currently an issue as there is plenty of space and little on-street parking, unlike the issues facing many more traditional Business Parks and Trading Estates across the District.

5.5.11 Additionally there are some smaller pockets of employment uses which are not considered to be strategic Business Parks or Trading Estates but contribute to the stock and are trading well, for example Westcombe Trading Estate (1.4 hectares) which contains Bradfords Builders Merchants site but little else and Slape Industrial Estate (2 hectares) which is a well-used, low end, affordable estate.

⁸ South Somerset Existing Employment Stock by Town, June 2018

5.5.12 The Larchfield Industrial Estate in Dowlish Ford is a small established site located outside Ilminster, in effectively the “Rest of the District”. The 3.5ha site comprises 12 business units which are mostly sui generis use. Access is poor.

Figure 5.26: Established Business Parks and Trading Estates in Ilminster (see Appendix A - Figure 4: Ilminster)

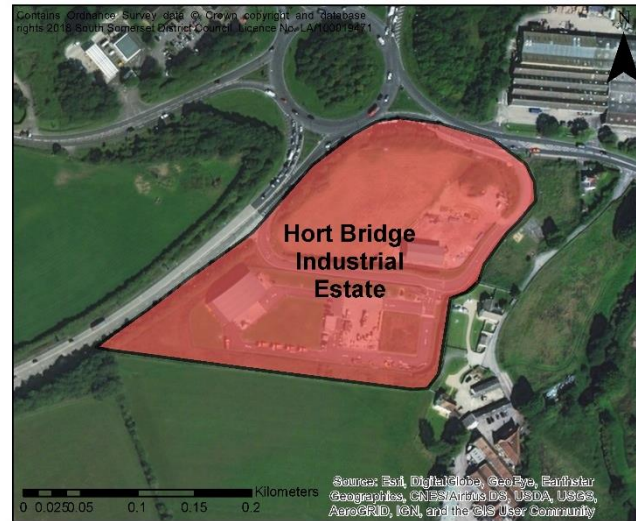
Site	Land Availability	Characteristics
Rose Mills Industrial Estate, Hort Bridge	No available land	- Established employment location 0.6 hectare site - The access road to Rose Mills Industrial Estate is an extremely poor, single-lane, pot-holed filled route. - Businesses that occupy the site range from furniture manufacturers, motor repairs, and antiques dealers to a gym. - These appear to be local businesses. - There is a distinct lack of parking making circulation within the site difficult. - There is an assortment of older premises (probably old farm buildings), which are well occupied, as is the entire site. - There appears to be no scope for extending the estate. - At present, the site serves a purpose, especially for relatively small businesses or start-ups.
Hort Bridge (known as Land West of Horlicks in Local Plan)	1 hectare available	- The site was allocated in the South Somerset Local Plan (1991-2011) for an employment allocation (ME/ILMI/3) - Established recently. - Circa 3 hectares allocated, circa 1 hectare now available. - Highways Agency and a motorhome business operate from here. - Excellent strategic access to A303 and M5.
The Wharf/Canal Way Business Park	No available land	- Circa 5 hectares - Land has been available since residential development of Canal Way - Canal Wharf Industrial units have been recently built in 2017 - Combination of new/old units - Good access - Self-storage units on site - Mixed use (gym, play school). - Vacant units.

Figure 5.27: Business Parks and Trading Estates in Ilminster

Hort Bridge Industrial Estate and Rose Mills Industrial Estate

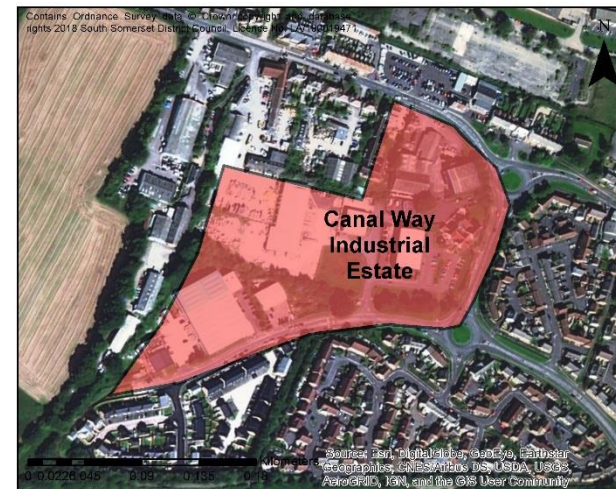
Hort Bridge Industrial Estate – 1 hectare site remaining from Local Plan allocation

Rosemills Industrial Estate – no available sites



Canal Way/The Wharf Industrial Estate

No available sites



Undeveloped/Residual Allocated Sites

5.5.13 There are 3 significant employment allocations in Ilminster, all were allocated in the 1991-2011 Local Plan and only one has come forward. After many years the prospects of Land off Station Road coming forward appears good with developer interest and the prospect of a planning application being submitted early 2019. The need for Land adjacent Powrmatic is questionable, as if the company wished to expand this would be supported by policy and the site is not available for other users.

Figure 5.28: Allocated Sites in Ilminster

Site	Land Availability	Characteristics
Hort Bridge	This site is considered above as it is now an established Business Park.	
Land off Station Road	13 hectares without planning permission	- Owned by Dairygold - The site was allocated in the South Somerset Local Plan (1991-2011) for an employment allocation of 12.9 hectares (ME/ILMI/4) - The allocation was saved in the adopted Local Plan (2006-2028) as it formed part of the employment land commitment in Policy SS3: Delivering New Employment Land and EP1: Strategic Employment Sites - There has been extensive developer interest in this site but it has been plagued with viability issues making a scheme difficult to bring forward - Public consultation was undertaken in November 2018 prior to submitting a planning application for residential development and a serviced Business Park, which is pending a decision - The discussions regarding the cross funding with residential development are ongoing - The site has great potential, being located on the A303 and close to M5. The upgrade of the A358/A303 should improve that position.
Land adjacent to Powrmatic Ltd, Hort Bridge	5.1 hectares without planning permission	- Owned by Powrmatic - The site was allocated in the South Somerset Local Plan (1991-2011) for an employment allocation of 5.1 hectares (ME/ILMI/5) for the expansion of Powrmatic Ltd - The allocation was saved in the adopted Local Plan (2006-2028) as it formed part of the employment land commitment in Policy SS3: Delivering New Employment Land and EP1: Strategic Employment Sites

		• In June 2017 permission was granted for an extension to the existing factory and car park (17/00797/FUL) but did not require encroachment into the allocated site • The site is land-locked and access can only be via Powrmatic • Question whether this site is needed.
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Hort Bridge

5.5.14 This site is now an established business location, there is circa 1 hectare remaining to the north west of the site, it is considered that this will come forward naturally through the Development Management process and therefore does not need to be identified in the Local Plan Review as a site for safeguarding.

Station Road

5.5.15 This site has a long history, having been allocated in previous Local Plans. It has been recognised for many years that an enabling mechanism would be required to fund the necessary infrastructure. An outline planning application has been submitted on the site (19/00012/OUT) for the erection of flexible class B1 (B1a or B1b) building (or buildings) and up to 150 No. dwellings on the land to the north of Station Road; and for class B1(C), B2, B8, D1, A3, A4, A5 or Motor Dealership uses on the land to the South of Station Road, and is awaiting a decision. This site is considered significant for future employment growth in Ilminster and the surrounding area, particularly given the upgrade to the A303 and A358 Strategic Road Network. The site should be retained and safeguarded as a Strategic Employment Site for local and inward investment in the Local Plan Review.

Land adjacent Powrmatic

5.5.16 This site was carried forward from the Chard and Ilminster Local Plan as an allocation specifically for Powrmatic. The site is land-locked and can only be accessed via Powrmatic. If this local business wanted to expand, other policies in the Local Plan would support that expansion, an allocation is not necessary. The site should be deallocated in the Local Plan review as it artificially inflates the employment land supply in Ilminster.

Ilminster Supply

5.5.17 There is a supply of 19.75 hectares of employment land in Ilminster. This reduces to 14.75 if the Powrmatic site is deallocated.

Figure 5.29: Iminster Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net: 0.53	
Land under construction (as at 31 st March 2018)	Net: -0.06	
Land with planning permission but not started (as at 31 st March 2018)	Gross: 0.23	
Intensification/Opportunity Sites in Established Business Parks and Trading Estates	Gross: 0.0	
Local Plan Allocations (without planning permission) Gross	Gross: 19.1	Includes allocations at Station Road and Powrmatic
Total Existing Supply for Local Plan Review Period	19.75 hectares 14.75 hectares minus Powrmatic	

Figure in Total has been rounded to nearest 0.25 hectares

5.6 Wincanton

- 5.6.1 Wincanton is a Market Town, located to the east of the District, just off the A303. Its proximity to this significant transport corridor, like Iminster, gives it potential for economic growth. Last mile logistics and storage/warehousing seem obvious potential development opportunities and whilst traditionally these employ less people, the value of warehousing to the wider economy should not be undervalued.

Completions, Commitments and Land under Construction

- 5.6.2 The existing Local Plan has an expectation for Wincanton to deliver circa 8 hectares of land for economic development over the plan period.
- 5.6.3 The Local Plan is over halfway through the plan period and nearly a fifth of the requirement for land for economic development has been met in net terms – 1.5 ha of employment land has been completed between 1st April 2006 and 31st March 2018. The majority of this land has delivered non B Use activities, the B Uses have actually seen a loss in land, but a growth in net additional floorspace, this is reflective of elsewhere in the District where businesses are utilising underused land already in their ownership more effectively.

Figure 5.30: All Employment Land Delivered in Wincanton as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1 st April 2006 – 31 st March 2018 (2006 – 2017)	1 st April 2016-31 st March 2018 (2016 – 2017)
All completions (ha gross)	2.10	0.29
All lost to alternative uses (ha gross)	0.60	0.01
All completions (ha net)	1.51	0.28

Figure 5.31: B Use Employment Land Delivered in Wincanton as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1 st April 2006 – 31 st March 2018 (2006 – 2017)	1 st April 2016-31 st March 2018 (2016 – 2017)
All completions (ha gross)	0.64	0.17
All lost to alternative uses (ha gross)	0.56	0.00
All completions (ha net)	0.08	0.17

5.6.4 Analysis of completions during the Local Plan Review period (2016-2018) illustrates that only 0.17 hectares of B Use employment land has been delivered. 0.65 hectares of land is under construction for B Uses but there is no land with planning permission.

Established Business Parks and Trading Estates

5.6.5 An analysis of the 2017 Valuation Office Agency data on employment premises⁹ identifies that Wincanton has the fourth largest stock of employment premises in the District. It has nearly twice the amount of industrial stock than offices.

Figure 5.32 – Employment Floorspace in Wincanton as at 1st April 2017

	Office		Industrial		Total B Use	
	sqm	% of SS	sqm	% of SS	sqm	% of SS
South Somerset (SS)	99,300		1,003,200		1,102,500	
Wincanton	3,400	3.4%	70,200	7.0%	73,600	6.7%

5.6.6 The majority of this stock of floorspace is located on established Business Parks and Trading Estates, which are assessed below.

5.6.7 The primary Business Parks and Trading Estates are located in the west of the town (see Appendix A - Figure 5: Wincanton). They are:

- Bennetts Field Trading Estate
- Wincanton Business Park
- The Tythings
- Long Close/Lawrence Hill Business Park

5.6.8 On the whole these are buoyant locations with high occupancy levels. Car parking on many of the estates is an issue as businesses have expanded their operations and land has been used more intensively and for a mix of uses over recent years.

⁹ South Somerset Existing Employment Stock by Town, June 2018

Figure 5.33: Established Business Parks and Trading Estates in Wincanton (see Appendix A - Figure 5: Wincanton)

Site	Land Availability	Characteristics
Bennetts Field Trading Estate	No available land	• Circa 6 hectares • Established employment location • There are a mixture of uses on this site, including two large employers both involved in cheese processing and distribution. • Poor Parking and units to let • Recent planning activity to extend and expand existing sites. Some evidence of mixed uses creeping into the site. • A small number of start-up units are in demand when vacancies occur. • The site is not best able to cope with the volume of HGVs.
Wincanton Business Park	No available land, expansion area to the west	• Circa 14 hectares • Established employment location • Includes Lawrence Hill Business Centre • Although classed as a Business Park, this site features a variety of uses, including quasi-retail uses such as car sales and carpet sales. • The development is relatively modern and does feature a large number of B2 and B8 uses. • There is room for expansion of this site for future development. The land to the west is allocated in the adopted Local Plan for employment. • The sustainable location and relatively small vacancy numbers suggests that this site should remain within the portfolio. • Active planning history with current applications including expansion and extension of existing units.
The Tythings,	No available land	• Circa 2.5 hectares • Established employment location • A traditional employment site, which has seen an increasing number of planning applications presented for alternative uses from B1, B2 and B8. • Recreation, retail and leisure are slowly having an increased presence at this location. • The location would be suitable for continued low-cost employment use, although some of the buildings are not designed for the purpose they are now used for and refurbishment is required.

Lawrence Hill Business Park	Potential intensification site; circa 0.85 hectares	• The Long Close/Lawrence Hill site, an area of approximately 2.4 hectares on the southwest edge of Wincanton. • It was identified in the South Somerset Local Plan 1991-2011 as an Area of Major Change – Commercial in recognition of its long planning history and numerous permissions gained for business and commercial uses. • Over time this site has developed into a service orientated location with a Travelodge, KFC drive thru and public house all locating on the site. • There is some available land but given the co-located uses it is likely that similar uses will deviate here rather than traditional employment uses. • Hopkins Concrete is located on the western edge of the site.
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Figure 5.34: Business Parks and Trading Estates in Wincanton

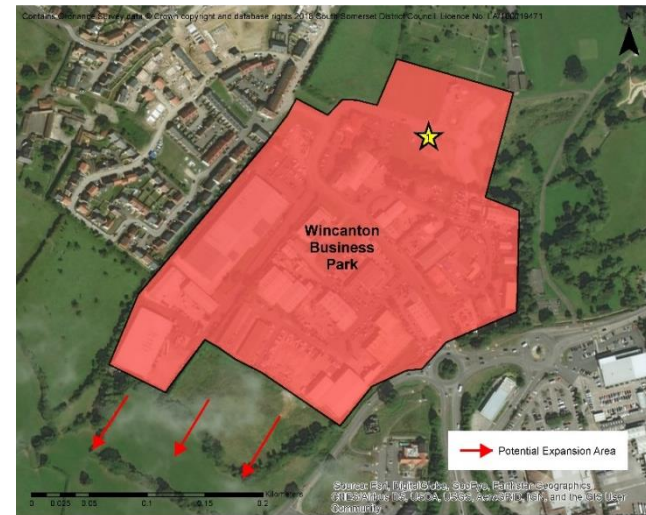
Wincanton Business Park

Potential Intensification site:

1. Land to north of Wincanton Business Park (Plot E)

Site size: Circa 0.1 hectares

Expansion potential to the west, onto land identified in the adopted Local Plan as Direction of Growth

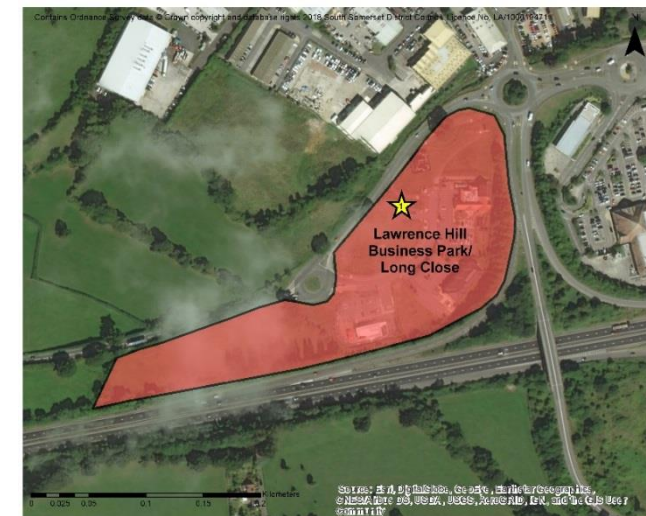


Lawrence Hill Business Park/Long Close

Potential Intensification site:

1. Land adjacent to The Wagtail

Site size: Circa 0.85 hectares



The Tythings

No available land



Bennetts Field Trading Estate

No available land



Undeveloped/Residual Allocated Sites

5.6.9 There are two allocated sites in Wincanton, both sites were allocated in the 1991-2011 Local Plan (adopted in 2006). A Direction of Growth is also identified in the adopted Local Plan for strategic employment growth.

Figure 5.35: Allocated Sites in Wincanton

Site	Land Availability	Characteristics
Land at New Barns Farm	No available land, see Wincanton Business Park for intensification/opportunity site.	- The site was allocated in the South Somerset Local Plan (1991-2011) as a Key Site for a range of uses including 2.1 hectares of employment land (KS/WINC/1). - The allocation was saved in the adopted Local Plan (2006-2028) as it formed part of the employment land commitment in Policy SS3: Delivering New Employment Land. - The site has planning permission for a range of uses including a veterinary practice and nursing home. - Site is considered as part of the Wincanton Business Park and is effectively complete.
Land between Lawrence Hill and A303	No available land, see Lawrence Hill Business Park for intensification/opportunity site.	- The site was allocated in the South Somerset Local Plan (1991-2011) as an employment allocation for 0.9 hectares of land (ME/WINC/3). - The allocation was saved in the adopted Local Plan (2006-2028) as it formed part of the employment land commitment in Policy SS3: Delivering New Employment Land. - Site is considered as part of the Lawrence Hill Business Park.
Wincanton Direction of Growth	2.8 hectares	- The direction of strategic growth for employment was identified as land to the south west of the town centre and north of Lawrence Hill, west of the Wincanton Business Park - The adopted Local Plan identified a need for circa 4.5 hectares of additional employment land. - There is only 2.8 hectares in the existing DOG, but there is potential to extend westwards.

Land at New Barns Farm

5.6.10 There is a small site of 0.1 hectares still available and has been considered as part of Business Park. The site is effectively complete and should not be carried forward into the Local Plan Review.

Land between Lawrence Hill and A303

5.6.11 There is an area of nearly 1 hectare still available and has been considered as part of Lawrence Hill Business Park. The site can come forward through the Development Management process and should not be carried forward into the Local Plan Review.

Wincanton Direction of Growth

5.6.12 The strategy for employment delivery in Wincanton relies on the DOG being delivered as there is very little other supply. The DOG is not sufficient and additional land will be required to meet evidenced need. The DOG should be allocated as it represents the only existing supply of employment land available for local and inward investment in Wincanton.

Wincanton Supply

5.6.13 There is a supply of 4.5 hectares of employment land in Wincanton.

Figure 5.36: Wincanton Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net: 0.17	
Land under construction (as at 31 st March 2018)	Net: 0.65	
Land with planning permission but not started (as at 31 st March 2018)	Gross: 0.00	
Intensification/Opportunity Sites in Established Business Parks and Trading Estates	Gross: 0.95	
Local Plan Allocations (without planning permission) Gross	Gross: 2.8	Includes 2.8 hectares in Direction of Growth
Total Existing Supply for Local Plan Review Period	Circa 4.5 hectares	

Figure in Total has been rounded to nearest 0.25 hectares

5.7 Ansford and Castle Cary

- 5.7.1 The settlements of Ansford and Castle Cary are adjacent to each other and are considered as a “combined settlement” for planning purposes. Whilst the majority of residents commute out to work, there is a focal point for jobs, in addition to the town centre and its associated activities, and that is Torbay Road. Torbay Road includes some key employers such as Royal Canin and Centur Services.
- 5.7.2 The main line railway station which is situated about a mile to the north of the town is on the main London to Penzance line, about two hours from London, making commuting to London and the south east easily accessible. The lack of car parking at the station has been an ongoing issue which affects the ability to increase rail patronage, GWR are in the process of trying to resolve this.

Completions, Commitments and Land Under Construction

- 5.7.3 The existing Local Plan has an expectation for Ansford and Castle Cary to deliver circa 19 hectares of land for economic development over the plan period. This figure stemmed from previous evidence base work to support the Local Plan which illustrated that two companies at that time required additional land to support their business needs. The Local Plan clearly states that these needs would be monitored and should they not be required, a review of the employment requirement for the town would be undertaken as a priority.
- 5.7.4 The Local Plan is over halfway through the plan period and nearly half of the requirement for land for economic development has been met in net terms – 9.10 ha of employment land has been completed between 1st April 2006 and 31st March 2018. The majority of this land has been delivered through one development, the pet food factory on Torbay Road which was 8.10ha. Limited growth has occurred other than this.

Figure 5.37: All Employment Land Delivered in Ansford & Castle Cary as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	9.50	0.19
All lost to alternative uses (ha gross)	0.40	0.01
All completions (ha net)	9.10	0.18

Figure 5.38: B Use Employment Land Delivered in Ansford & Castle Cary as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	9.30	0.19
All lost to alternative uses (ha gross)	0.30	0.00
All completions (ha net)	9.00	0.19

- 5.7.5 Analysis of completions during the Local Plan Review period (2016-2018) illustrates that 9 hectares (net) of B Use employment land has been delivered, the majority of which is the pet food factory mentioned above. 0.19 hectares (net) of land is under construction for B Uses and planning permission exists for 2 hectares (gross) of land as part of a mixed use development off Torbay Road within the Direction of Growth approved in the Local Plan.

Established Business Parks and Trading Estates

- 5.7.6 An analysis of the 2017 Valuation Office Agency data on employment premises¹⁰ identifies that Ansford and Castle Cary doesn't have a large stock of employment premises. It has over twice the amount of industrial stock than offices. The majority of this stock of floorspace is located on the established Torbay Industrial Estate, see below.

Figure 5.39 – Employment Floorspace in Ansford and Castle Cary as at 1st April 2017

	Office		Industrial		Total B Use	
	sqm	% of SS	sqm	% of SS	sqm	% of SS
South Somerset (SS)	99,300		1,003,200		1,102,500	
Ansford and Castle Cary	1,200	1.2%	28,400	2.8%	29,500	2.7%

- 5.7.7 Torbay Road, the primary Industrial Estate, is located in the west of the town (see *Appendix A - Figure 6: Ansford and Castle Cary*). Three businesses dominate the industrial estate, with a number of other small businesses. Highways infrastructure has been upgraded to accommodate traffic movements associated with businesses. Car parking is currently ample.
- 5.7.8 A small pocket of economic activity occurs in Higher Flax Mills (0.75 hectares), this site has good access and is well located to the Town Centre but is small scale.

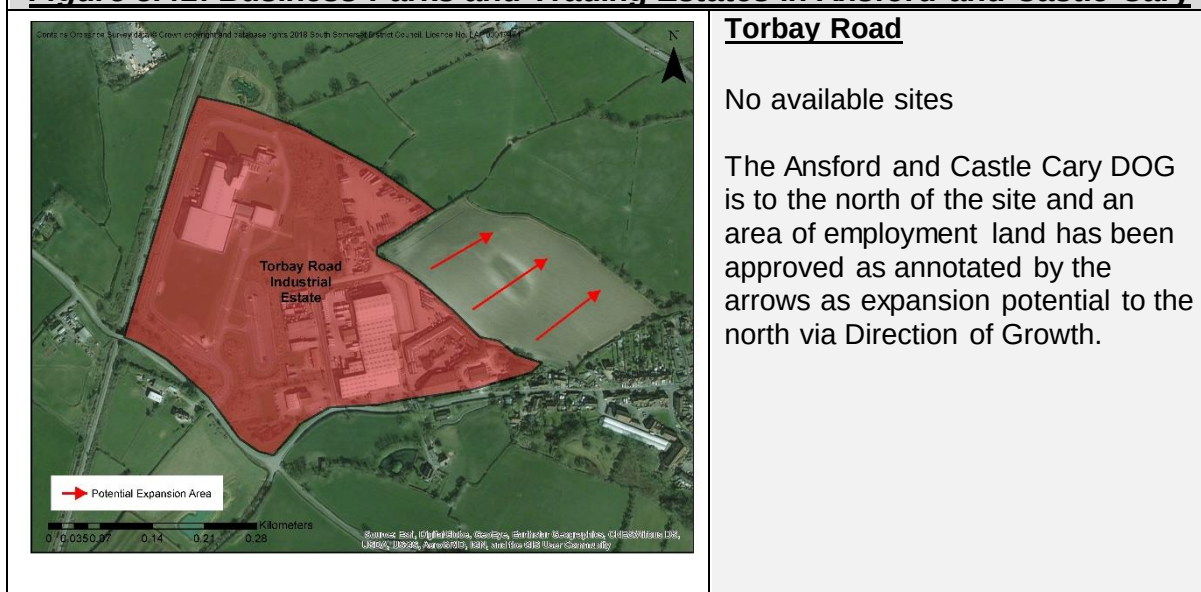
Figure 5.40 – Established Business Parks and Trading Estates in Ansford and Castle Cary (see *Appendix A - Figure 6: Ansford and Castle Cary*)

Site	Land Availability	Characteristics
Torbay Road	No available land	- The site was allocated in the South Somerset Local Plan (1991-2011) as an employment allocation of 1.2 hectares of land (ME/CACA/3(i)). - The allocation was saved in the adopted Local Plan (2006-2028) as it formed part of the employment land commitment in Policy SS3: Delivering New Employment Land. - The majority of the site has been recently developed by one major employer. - An expansion of this site should not be dismissed, to support the need for additional development in - Castle Cary. - A number of permissions have been granted for B1, B2 and B8 uses.

¹⁰ South Somerset Existing Employment Stock by Town, June 2018

		The site is in effect complete.
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Figure 5.41: Business Parks and Trading Estates in Ansford and Castle Cary



Undeveloped/Residual Allocated Sites

5.7.9 There are no allocated employment sites in Ansford and Castle Cary in the adopted Local Plan. The remaining employment land allocation (ME/CACA/3(i) which was carried forward in the adopted Local Plan under Policy SS3 has been completed. A Direction of Growth (DoG) which includes employment land was identified north of Torbay Road.

Figure 5.42 – Allocated Sites in Ansford and Castle Cary (see Appendix A – Figure 6: Ansford and Castle Cary)

Site	Land Availability	Characteristics
Torbay Road	No available land	See Figure 5.40 under established business parks and trading estates.
Castle Cary Direction of Growth	2 hectares with planning permission	- A Direction of Growth for housing, employment and education is identified in the adopted Local Plan (2006-2028). - The employment requirement identified in Policy SS3 was for an additional circa 9 hectares of land for economic development. - Planning permission was granted for up to 165 houses, up to 2 Ha of employment land, a road linking Torbay Road with Station Road, a safeguarded site for a new primary school and green infrastructure (15/02347/OUT) in 2016 but little has happened since this approval.

Torbay Road

5.7.10 The site is effectively completed, there are very small areas where businesses are expanding but mostly into their own curtilages and there is no real intensification opportunity.

Castle Cary Direction of Growth

5.7.11 The Direction of Growth has outline planning permission but here has been little progress since this was granted. As with Wincanton, the strategy for employment delivery in Ansford and Castle Cary relies on the DOG being delivered as there is no other real supply. The DOG is not sufficient and additional land will be required to meet evidenced need. The DOG should be allocated as it represents the only existing supply of employment land available for local and inward investment in Ansford and Castle Cary.

Ansford and Castle Cary Supply

5.7.12 There is a supply of 2.25 hectares of employment land in Ansford and Castle Cary.

Figure 5.43: Ansford and Castle Cary Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net: 0.19	
Land under construction (as at 31 st March 2018)	Net: 0.19	
Land with planning permission but not started (as at 31 st March 2018)	Gross: 2.0	Includes the land with planning permission within the Direction of Growth
Intensification/Opportunity Sites in Established Business Parks and Trading Estates	Gross: 0.0	
Local Plan Allocations (without planning permission) Gross	Gross: 0.0	
Total Existing Supply for Local Plan Review Period	2.25 hectares	

Figure in Total has been rounded to nearest 0.25 hectares

5.8 Somerton

5.8.1 Somerton is situated in the north of the District. Easy road connections and proximity to the A303 is a driver of growth. The majority of jobs are either located on the Bancombe Road Industrial Estate, which has consistently delivered new land and premises, or within the town centre. In recent years Jubilee Park which is located at Badgers Cross has started to develop, this is to the south of Somerton, in close proximity to the settlement but affectively outside the Development Area and so technically in the rest of the district. Steel fabrication activities are focused here and development has been rapid.

Completions, Commitments and Land under Construction

- 5.8.2 The existing Local Plan has an expectation for Somerton to deliver circa 6.5 hectares of land for economic development over the plan period.
- 5.8.3 The Local Plan is over halfway through the plan period and just over a third of the requirement for land for economic development has been met in gross terms – 2.31 hectares of employment land has been completed between 2006 and 2018. Traditional employment use classes (B1, B2 & B8) dominate the new land being delivered, however, these use classes also account for a significant amount of land being lost to alternative uses (1.14 ha of B Use land was lost to alternative uses between 2006 and 2018). This is likely to be reflecting the nature and age of stock and its replacement in locations better suited to the modern market.

Figure 5.44: All Employment Land Delivered in Somerton as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	2.31	0.00
All lost to alternative uses (ha gross)	1.14	0.20
All completions (ha net)	1.17	-0.20

Figure 5.45: B Use Employment Land Delivered in Somerton as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	1.91	0.00
All lost to alternative uses (ha gross)	0.01	0.00
All completions (ha net)	1.90	0.00

- 5.8.4 Analysis of completions during the Local Plan Review period (2016-2018) illustrates that land is being lost to alternative uses rather than gained. As at 31st March 2018 no land had been completed or was under construction (gross) for B Use employment land but an application was approved in March 2018 for 3 hectares of land for a mixed B Use. The permission exists at Bancombe Road Trading estate as it is being expanded further.

Established Business Parks and Trading Estates

5.8.5 An analysis of the 2017 Valuation Office Agency data on employment premises¹¹ identifies that 3.3% of all B use premises in the district are located in Somerton, see Figure 5.46 below:

Figure 5.46: Employment Floorspace in Somerton as at 1st April 2017

	Office		Industrial		Total B Use	
	sqm	% of SS	sqm	% of SS	sqm	% of SS
South Somerset (SS)	99,300		1,003,200		1,102,500	
Somerton	3,500	3.5%	33,400	3.3%	36,800	3.3%

5.8.6 The majority of this stock of floorspace is located on the Bancombe Road Trading Estate which is located in the north west of the town.

Figure 5.47: Established Business Parks and Trading Estates in Somerton (see Appendix A - Figure 7: Somerton)

Site	Land Availability	Characteristics
Bancombe Road Trading Estate, Somerton	3 hectares with planning permission and potential for further expansion.	- Established employment location since the 1980s, recent development activity has led to a new build high quality development. - A variety of uses exist, including a children's nursery, indoor adventure playground, dentist, accountants, town clerks and traditional B1, B2 and B8 uses. - The site is circa 11 hectares.
Jubilee Park, Badgers Cross	No land available	- Developed since 2016, the site is mainly for one steel fabrication company. - High quality development, well maintained. - Road access via a lane. - For monitoring purposes this site is classed as "Rest of the District" as it is fairly divorced from Somerton.

¹¹ South Somerset Existing Employment Stock by Town, June 2018

Figure 5.48: Business Parks and Trading Estates in Somerton

	<u>Bancombe Road Trading Estate</u> Potential Intensification site: 1. Land at rear of Edgar Hall. Site size: Circa 1 hectare The Somerton DOG is to the south east of the trading estate and has approval for employment and residential uses.
	<u>Jubilee Park, Badgers Cross</u> The site could be extended but there are potential planning policy issues with further growth in this location.

Undeveloped Allocated Sites

5.8.7 There are no allocated employment sites in Somerton in the adopted Local Plan. A Direction of Growth (DoG) which includes employment land was to the west of the town, including land to the east of Bancombe Road Trading Estate.

Figure 5.49 – Allocated Sites in Somerton (see Appendix A - Figure 7: Somerton)

Site	Land Availability	Characteristics
Somerton Direction of Growth	3 hectares with planning permission,	- A Direction of Growth for housing and employment is identified in the adopted Local Plan (2006-2028). - Recent planning history: 17/02850/OUT – erection of 9 dwellings (frontage development) and extension of business park for B1, B2 and B8 uses (5,572 sq

		m) on a site larger than the DOG – 4.7 hectares. 17/04878/REM – for development of one of the commercial plots (Unit 8). 18/01264/OUT – is pending and is for a further expansion of the estate in the DOG. - The DOG is therefore being built out.
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Somerton Direction of Growth

5.8.8 The DOG has planning permission and is being developed out in a phased manor. Given the proximity to residential development and that the strategy for employment delivery in Somerton relies on the DOG being delivered, it should be allocated for employment land and safeguarded for local and inward investment in Somerton.

Somerton Supply

5.8.9 There is a supply of 4 hectares of employment land in Somerton.

Figure 5.50: Somerton - Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net: 0.00	
Land under construction (as at 31 st March 2018)	Net: 0.00	
Land with planning permission but not started (as at 31 st March 2018)	Gross: 3.0	Includes the land with planning permission within the Direction of Growth
Intensification/Opportunity Sites in Established Business Parks and Trading Estates	Gross: 1.0	
Local Plan Allocations (without planning permission) Gross	Gross: 0.0	
Total Existing Supply for Local Plan Review Period	4.0 hectares	

Figure in Total has been rounded to nearest 0.25 hectares

5.9 Langport & Huish Episcopi

5.9.1 Like Somerton, the combined settlements of Langport and Huish Episcopi are situated in the north of the District. Tourism is important as the town is in the Somerset Levels and Moors and much of the drivers of growth in the town have been associated with the leisure and service sector.

Completions, Commitments and Land under Construction

- 5.9.2 The existing Local Plan has an expectation for Langport and Huish Episcopi to deliver circa 4 hectares of land for economic development over the plan period. The Local Plan is over halfway through the plan period and only 1% of the employment land has been completed between 2006 and 2018.

Figure 5.51: All Employment Land Delivered in Langport & Huish Episcopi as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	0.12	0.00
All lost to alternative uses (ha gross)	0.08	0.00
All completions (ha net)	0.04	0.00

Figure 5.52: B Use Employment Land Delivered in Langport & Huish Episcopi as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	0.00	0.00
All lost to alternative uses (ha gross)	0.07	0.00
All completions (ha net)	-0.07	0.00

- 5.9.3 Analysis of completions during the Local Plan Review period (2016-2018) illustrates that the employment land market has been fairly flat recently. As at 31st March 2018 there has been no completions or land under construction for B uses but there is permission for just under 1 hectare of employment land at the Westover Trading Estate which has yet to be implemented.

Established Business Parks and Trading Estates

- 5.9.4 An analysis of the 2017 Valuation Office Agency data on employment premises¹² identifies that Langport and Huish Episcopi has one of the lowest stock of premises of the named Local Plan settlements at 1.6% of total B Use space, see Figure 5.53 below:

¹² South Somerset Existing Employment Stock by Town, June 2018

Figure 5.53 – Employment Floorspace in Langport and Huish Episcopi as at 1st April 2017

	Office		Industrial		Total B Use	
	sqm	% of SS	sqm	% of SS	sqm	% of SS
South Somerset (SS)	99,300		1,003,200		1,102,500	
Langport & Huish Episcopi Sites	2,700	2.8%	15,300	1.5%	18,100	1.6%

5.9.5 The majority of this stock of industrial floorspace is located on the Westover Trading Estate which is located in the north west of the town, whilst there is a hub of office/artisan space at Great Bow Wharf and Old Kelways. The abattoir which is located on Tanyard Lane is also an important local employer (see *Appendix A - Figure 8: Langport and Huish Episcopi*).

Figure 5.54: Established Business Parks and Trading Estates in Langport & Huish Episcopi (see Appendix A - Figure 8: Langport and Huish Episcopi)

Site	Land Availability	Characteristics
Westover Trading Estate, Langport	0.95 hectares with planning permission	• A small estate on the edge of the town centre. • Over time there has been a subdivision of some of the larger employment space into smaller units and a garage/MOT testing station, to cater for local market. • Planning permission exists for a mix of B Use units, this was permitted in 2015 but has not yet been implemented.
Great Bow Wharf	No available land	• Great Bow Wharf is a Grade II listed building, restored and reopened in 2007. • The aim was to repair the warehouse as an example of sustainable and historic restoration and to develop a centre with high quality office space for permanent tenants, meeting rooms for hire and a cafe, thereby supporting the regeneration of the town. • The wharf now serves as a thriving centre for social enterprise, with the Kitchen café,

		exhibition space and well equipped conference facilities. • The building offers serviced offices/work spaces to rent on long or short term lets, including hot desk space, together with meeting spaces for hire.
Old Kelways	No available land	• Old Kelways is an attractive and popular business centre with communal facilities and benefiting from on-site Restaurant and public house. • Occupiers at OldKelways include bibic, Alzheimers Society and Blade Farming. • Onsite car parking is available and good.

Figure 5.55: Established Business Parks and Trading Estates in Langport and Huish Episcopi



Westover Trading Estate and Great Bow Wharf

No available sites



Old Kelways

No available sites

Undeveloped Allocated Sites

5.9.6 There are no allocated employment sites in Langport and Huish Episcopi in the adopted Local Plan. A Direction of Growth (DoG) for employment land is identified to the south east of the town, adjacent to the abattoir.

Figure 5.56 – Allocated Sites in Langport and Huish Episcopi

Site	Land Availability	Characteristics
Langport and Huish Episcopi Direction of Growth	No available land	- A Direction of Growth for employment is identified in the adopted Local Plan (2006-2028). - Since adoption, on-site constraints including sensitive historic environment and access issues. Suggest the DoG is unsuitable for employment uses.

Langport and Huish Episcopi Direction of Growth

5.9.7 The Direction of Growth is unsuitable for employment growth and should not be carried forward in the Local Plan Review.

Langport Supply

5.9.8 There is a supply of 1 hectare of employment land in Langport and Huish Episcopi.

Figure 5.57: Langport and Huish Episcopi - Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net: 0.00	
Land under construction (as at 31 st March 2018)	Net: 0.00	
Land with planning permission but not started (as at 31 st March 2018)	Gross: 0.95	
Intensification/Opportunity Sites in Established Business Parks and Trading Estates	Gross: 0.0	
Local Plan Allocations (without planning permission) Gross	Gross: 0.0	
Total Existing Supply for Local Plan Review Period	Circa 1.0 hectares	

Figure in Total has been rounded to nearest 0.25 hectares

5.10 Bruton

5.10.1 Bruton is a cultural hotspot which has thrived since the redevelopment of Durslade Farm into the Hauser and Wirth gallery and the At the Chapel restaurant. The High Street is small but vibrant with a mix of independent retail outlets and service orientated offers to cater for a clientele that travels to the small Rural Centre.

Completions, Commitments and Land under Construction

5.10.2 The existing Local Plan has an expectation for Bruton to deliver circa 3 hectares of land for economic development over the plan period.

5.10.3 The Local Plan is over halfway through the plan period and very little land has been developed, losses to residential uses taking the gross figure of nearly a hectare, down to a net completion of only 0.22 hectares.

Figure 5.58: All Employment Land Delivered in Bruton as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1 st April 2006 – 31 st March 2018 (2006 – 2017)	1 st April 2016-31 st March 2018 (2016 – 2017)
All completions (ha gross)	0.89	0.01
All lost to alternative uses (ha gross)	0.67	0.28
All completions (ha net)	0.22	-0.27

Figure 5.59: B Use Employment Land Delivered in Bruton as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1 st April 2006 – 31 st March 2018 (2006 – 2017)	1 st April 2016-31 st March 2018 (2016 – 2017)
All completions (ha gross)	0.11	0.01
All lost to alternative uses (ha gross)	0.58	0.28
All completions (ha net)	-0.48	-0.27

5.10.4 Analysis of completions during the Local Plan Review period (2016-2018) illustrates that the employment land market is flat. As at 31st March 2018 there had been a net loss of employment land and no land was under construction or in the pipeline with planning permission. There is an application pending for 7 office units at Burrowfield (18/03479/FUL) on circa 0.35 hectares of land.

Established Business Parks and Trading Estates

5.10.5 An analysis of the 2017 Valuation Office Agency data on employment premises¹³ identifies that Bruton has one of the lowest stock of premises of the named Local Plan settlements at 1.3% of total B Use space, see Figure 5.59 below:

Figure 5.60 – Employment Floorspace in Bruton as at 1st April 2017

	Office		Industrial		Total B Use	
	sqm	% of SS	sqm	% of SS	sqm	% of SS
South Somerset (SS)	99,300		1,003,200		1,102,500	
Bruton	800	0.8%	13,200	1.3%	14,100	1.3%

5.10.6 It is likely that the majority of this stock of floorspace is located on the Station Road Trading Estate which located in the east of the town.

Figure 5.61: Established Business Parks and Trading Estates in Bruton (see Appendix A – Figure 9: Bruton)

Site	Land Availability	Characteristics
Station Road Trading Estate	No available land.	- The site is circa 3.25 hectares. - Located next to the station and River Brue, this small and compact

¹³ South Somerset Existing Employment Stock by Town, June 2018

		estate is good quality with a range of sui generis, B2 and B8 users, including quasi retail (The Godminster Shop, furniture sales and garage) as well as some manufacturing users. • The site fulfils an important role for the local settlement.
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Figure 5.62: Established Business Parks and Trading Estates in Bruton (see Appendix A – Figure 9: Bruton)



Undeveloped Allocated Sites

5.10.7 There are no allocated employment sites in Bruton in the adopted Local Plan, neither is there a Direction of Growth (DoG) for employment land identified. The minimum employment land requirement (3 hectares) is anticipated to be developed through the Development Management process.

Bruton Supply

5.10.8 There is no employment land supply in Bruton.

Figure 5.63: Bruton - Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net: -0.27	
Land under construction (as at 31 st March 2018)	Net: 0.00	
Land with planning permission but not started (as at 31 st March 2018)	Gross: 0.00	
Intensification/Opportunity Sites in Established Business Parks and Trading Estates	Gross: 0.0	
Local Plan Allocations (without planning permission) Gross	Gross: 0.0	
Total Existing Supply for Local Plan Review Period	0.00 hectares	

Figure in Total has been rounded to nearest 0.25 hectares

5.11 Ilchester

5.11.1 Ilchester is located just off the A303 and is the home of RNAS Yeovilton Air base just east of the town centre. The settlement is split between the north and south. The southern part featuring the historic core with the town centre and a small number of shops, cafes, restaurants and pubs. It also houses the doctor's surgery. The northern part is newer and comprises the school and a major employer, Norseland Ltd.

5.11.2 Ilchester's attraction to businesses is arguably its ease of access to the A303, set to be upgraded, A37 and A372 and its close proximity to Yeovilton.

Completions, Commitments and Land under Construction

5.11.3 The existing Local Plan has an expectation for Ilchester to deliver circa 1 hectare of land for economic development over the plan period.

5.11.4 Despite its location, the Local Plan is over halfway through the plan period and a net loss of land has been completed between 2006 and 2018.

Figure 5.64: All Employment Land Delivered in Ilchester as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1 st April 2006 – 31 st March 2018 (2006 – 2017)	1 st April 2016-31 st March 2018 (2016 – 2017)
All completions (ha gross)	0.13	0.02
All lost to alternative uses (ha gross)	0.14	0.00
All completions (ha net)	-0.01	0.02

Figure 5.65: B Use Employment Land Delivered in Ilchester as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	0.00	0.00
All lost to alternative uses (ha gross)	0.00	0.00
All completions (ha net)	0.00	0.00

5.11.5 Analysis of completions during the Local Plan Review period (2016-2018) illustrates that the employment land market is flat. As at 31st March 2018 no land had been completed for B use activities and there was no further supply identified for Ilchester as no land has planning permission for B uses and nothing is under construction.

Established Business Parks and Trading Estates

5.11.6 An analysis of the 2017 Valuation Office Agency data on employment premises¹⁴ identifies that Ilchester has one of the lowest stock of premises of the named Local Plan settlements at 0.4%, see Figure 5.65 below:

Figure 5.66 – Employment Floorspace in Ilchester as at 1st April 2017

	Office		Industrial		Total B Use	
	sqm	% of SS	sqm	% of SS	sqm	% of SS
South Somerset (SS)	99,300		1,003,200		1,102,500	
Ilchester	200	0.2%	4,700	0.5%	4,900	0.4%

5.11.7 The majority of this stock of floorspace can be attributed to the cheese factory, Norseland Ltd.

5.11.8 There are no established business parks or trading estates in Ilchester.

Undeveloped Allocated Sites

5.11.9 There are no allocated employment sites in Ilchester in the adopted Local Plan, neither is a Direction of Growth (DoG) for employment land identified. The minimum employment land requirement is anticipated to be developed through the Development Management process.

Ilchester Supply

5.11.10 There is no employment land supply in Ilchester.

¹⁴ South Somerset Existing Employment Stock by Town, June 2018

Figure 5.67: Ilchester - Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net: 0.00	
Land under construction (as at 31 st March 2018)	Net: 0.00	
Land with planning permission but not started (as at 31 st March 2018)	Gross: 0.00	
Intensification/Opportunity Sites in Established Business Parks and Trading Estates	Gross: 0.0	
Local Plan Allocations (without planning permission) Gross	Gross: 0.0	
Total Existing Supply for Local Plan Review Period	0.00 hectares	

Figure in Total has been rounded to nearest 0.25 hectares

5.12 Martock and Bower Hinton

5.12.1 Martock and Bower Hinton is in close proximity to Yeovil (circa 7 miles) and just off the A303. Whilst there are a range of employment opportunities in manufacturing, construction, retail and the service sector, and a healthy sized business park, over 50% of the population out-commute to work, mainly in Yeovil.

Completions, Commitments and Land under Construction

5.12.2 The existing Local Plan has an expectation for Martock & Bower Hinton to deliver circa 3 hectares of land for economic development to improve its self-containment level and reduce out-commuting. This may be challenging given the proximity to Yeovil market, and at over halfway through the plan period there has been a net loss of land for economic development.

5.12.3 Despite its location, the Local Plan is over halfway through the plan period and a net loss of land has been completed between 2006 and 2018.

Figure 5.68: All Employment Land Delivered in Martock & Bower Hinton as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	0.13	0.02
All lost to alternative uses (ha gross)	0.14	0.00
All completions (ha net)	-0.01	0.02

5.12.4 Whilst an analysis of completions during the Local Plan Review period (2016-2018) illustrates the low level of delivery of employment land in Martock to date (as at 31st March 2018, there was a loss of land for B use activities and there was no land under construction), future supply looks healthy. Planning permission has been granted for two pockets of employment land amounting to 2.8 hectares, an extension of Martock Industrial Estate (1.2 hectares) and the change of use of agricultural buildings for B1/B8 uses at Stoke Road (1.6 hectares), the latter of which is underway¹⁵.

Established Business Parks and Trading Estates

5.12.5 Martock & Bower Hinton has the largest stock of existing employment floorspace of all the Rural Settlements. An analysis of the 2017 Valuation Office Agency data on employment premises¹⁶ identifies that 3.1% of all B use premises in the district are located in Martock, see Figure 5.65 below:

Figure 5.69: Employment Floorspace in Martock as at 1st April 2017

	Office		Industrial		Total B Use	
	sqm	% of SS	sqm	% of SS	sqm	% of SS
South Somerset (SS)	99,300		1,003,200		1,102,500	
Martock	700	0.7%	33,200	3.3%	33,900	3.1%

5.12.6 The majority of this floorspace is clustered on established Business Parks or Trading Estates of which there are a small number and these are located in the north and south and outside the defined settlement boundary (see Rest of District for Parrett Works).

Figure 5.70: Established Business Parks and Trading Estates

Site	Land Availability	Characteristics
Martock Business Park	1.2 hectares with planning permission to extend	• Circa 7 hectare Trading Estate • Established employment location to the north of Martock • This estate is well used and comprises primarily industrial uses, although some quasi retail uses and a café have located here in recent years. • A 1.2ha extension of the commercial use including the erection of a new building (B1, B2 and B8 Use Classes) has recently been approved •
Sparrow Works	None available	• Just under 1 hectare site • The Sparrow Works is a long-established industrial site, comprising a mix of B1, B2 and B8 uses, located within a development area and partly within a conservation area. • Planning permission was granted for the demolition of the largest building and replacement

¹⁵ This site is not accounted for in the “under construction” figures for Martock & Bower Hinton because commencement began after 31st March 2018. This will be accounted for in the following monitoring year.

¹⁶ South Somerset Existing Employment Stock by Town, June 2018

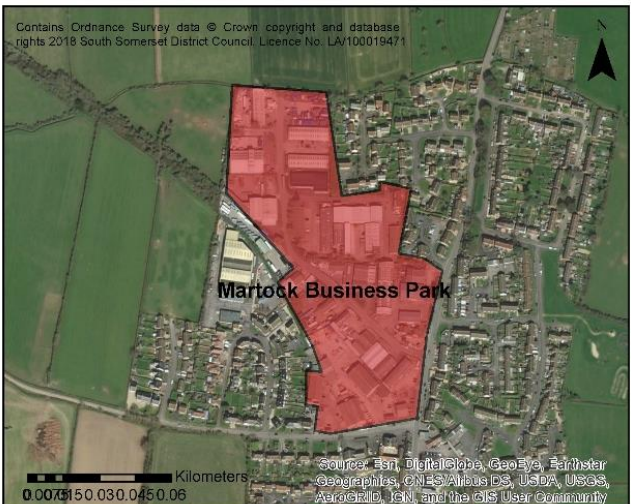
		by two industrial units (17/01568/FUL) which increased the overall floor area by 634.5 sq. metres • Visibility on the access is not ideal and will be improved by an alternative access to the site via the recent planning approval.
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5.12.7 Whilst not an established business park, the redevelopment of agricultural units at Stoke Road has the potential to be an established employment location going forward.

Figure 5.71: Stoke Road, Martock (see Appendix A - Figure 11: Martock & Bower Hinton)

Site	Land Availability	Characteristics
Stoke Road Martock	1.6 hectares	• Conversion of existing agricultural buildings to provide 15 B1/B8 units, ranging from 48 square metres to 260 square metres in floor area. In total 2,130 square metres of B1 and B8 floor space. • The primary use of the site is expected to be as an artisan craft facility providing craft and studio space, however the site would offer flexibility to allow for a diverse range of occupants. • One of the buildings is proposed to be converted to an A3 use, with the intention that it will be ancillary to the wider site, servicing the proposed businesses.

Figure 5.72: Business Parks and Trading Estates in Martock and Bower Hinton

	<u>Martock Business Park</u> Planning permission exists to extend the site to the north west
	<u>Sparrow Works</u> No available sites

Undeveloped/Residual Allocated Sites

- 5.12.8 Land West of Ringwell Hill, Martock (ME/MART/2) is saved and carried forward from the South Somerset Local Plan 1991-2011 into the adopted Local Plan as an employment land allocation. The additional employment land requirement was envisaged as being identified through a Site Allocations Development Plan Document and development management process.
- 5.12.9 This site has a complex history and residential development has been sought on it because employment is not considered a viable option. A residential application has been dismissed at appeal and therefore even mixed use does not seem a viable option. The Local Plan Review considers the deallocation of the site. This would seem sensible.

Figure 5.73 – Allocated Sites in Martock & Bower Hinton (see Appendix A - Figure 11: Martock & Bower Hinton)

Site	Land Availability	Characteristics
Land West of Ringwell Hill	1.8 hectares	- The site was allocated in the South Somerset Local Plan (1991-2011) as an employment allocation for 1.8 hectares of land (ME/MART/2). - The allocation was saved in the adopted Local Plan (2006-2028) as it formed part of the employment land commitment in Policy SS3: Delivering New Employment Land. - The site has a long planning history but has been plagued by viability issues and covenants that have prevented it from coming forward

Land West of Ringwell Hill

5.12.10 The site was carried forward from a previous South Somerset Local Plan. It is not considered deliverable and should be deleted as it artificially inflates the supply for Martock.

Martock and Bower Hinton Supply

5.12.11 There is a supply of 4.50 hectares of employment land in Martock & Bower Hinton. This reduces to 2.75 hectares if the Ringwell Hill site is deallocated.

Figure 5.74: Martock & Bower Hinton - Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net: 0.00	
Land under construction (as at 31 st March 2018)	Net: 1.60	See paragraph 5.12.4 above
Land with planning permission but not started (as at 31 st March 2018)	Gross: 1.20	See paragraph 5.12.4 above
Intensification/Opportunity Sites in Established Business Parks and Trading Estates	Gross: 0.0	
Local Plan Allocations (without planning permission) Gross	Gross: 0.00	Land West of Ringwell Hill is not considered deliverable and therefore not included in the supply
Total Existing Supply for Local Plan Review Period	4.50 hectares 2.75 hectares minus Ringwell Hill	

Figure in Total has been rounded to nearest 0.25 hectares

5.13 Milborne Port

5.13.1 Milborne Port is designated as a Rural Centre in the adopted Local Plan, illustrating its local service role. In the past there was a tannery in the settlement producing gloves and leather articles, but this has since closed and been redeveloped for housing. Employment in service sector and retail now dominates.

Completions, Commitments and Land under Construction

5.13.2 The existing Local Plan has an expectation for Milborne Port to deliver just under 1 hectare of land for economic development to broaden the range of opportunities and improve its self-containment level.

5.13.3 The Local Plan is over halfway through the plan period and a net loss of land has been completed between 2006 and 2018.

Figure 5.75: All Employment Land Delivered in Milborne Port as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1 st April 2006 – 31 st March 2018 (2006 – 2017)	1 st April 2016-31 st March 2018 (2016 – 2017)
All completions (ha gross)	0.21	0.00
All lost to alternative uses (ha gross)	4.00	0.00
All completions (ha net)	-3.79	0.00

Figure 5.76: B Use Employment Land Delivered in Milborne Port as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1 st April 2006 – 31 st March 2018 (2006 – 2017)	1 st April 2016-31 st March 2018 (2016 – 2017)
All completions (ha gross)	0.00	0.00
All lost to alternative uses (ha gross)	2.46	0.00
All completions (ha net)	-2.46	0.00

5.13.4 Analysis of completions during the Local Plan Review period (2016-2018) illustrates that no land has been delivered for B use employment land, in fact there has been a loss of employment land as sites have been redeveloped for residential purposes. Additionally as at 31st March 2018 there was no land under construction or land with planning permission for B use employment land, therefore no future supply from this source.

Established Business Parks and Trading Estates

5.13.5 An analysis of the 2017 Valuation Office Agency data on employment premises¹⁷ identifies that Milborne Port has one of the lowest stock of premises of the named Local Plan settlements at 0.2%, see Figure 5.71 below:

Figure 5.77 – Employment Floorspace in Milborne Port as at 1st April 2017

	Office		Industrial		Total B Use	
	sqm	% of SS	sqm	% of SS	sqm	% of SS
South Somerset (SS)	99,300		1,003,200		1,102,500	
Milborne Port	500	0.5%	1,500	0.1%	2,000	0.2%

¹⁷ South Somerset Existing Employment Stock by Town, June 2018

5.13.6 There are no strategic Business Parks or Trading Estates in the settlement, therefore the stock is spread throughout the settlement.

Undeveloped/Residual Allocated Sites

5.13.7 There are no allocated employment sites in Milborne Port because the Local Plan did not allocate employment land in the settlement. There is no Direction of Growth as the expectation was for sites come forward through a Site Allocations DPD or the development management process. Therefore there is no supply from this source.

Milborne Port Supply

5.13.8 There is no employment land supply in Milborne Port.

Figure 5.78: Milborne Port - Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net: 0.00	
Land under construction (as at 31 st March 2018)	Net: 0.00	
Land with planning permission but not started (as at 31 st March 2018)	Gross: 0.00	
Intensification/Opportunity Sites in Established Business Parks and Trading Estates	Gross: 0.0	
Local Plan Allocations (without planning permission) Gross	Gross: 0.00	
Total Existing Supply for Local Plan Review Period	0.00 hectares	

Figure in Total has been rounded to nearest 0.25 hectares

5.14 South Petherton

5.14.1 South Petherton is designated as a Rural Centre in the Local Plan, illustrating its local service role. Wholesale, retail and health provide the majority of employment opportunities in the centre. South Petherton parish supports a rural economy with a variety of businesses from agriculture and farm related businesses, small scale creative industry (for example, the arts) and manufacturing (light industrial businesses). Restaurants, pubs and cafes play an important role in the parish supporting the needs of both the local community and visitors alike as destinations for dining out, as meeting places and for socialising.

5.14.2 Due to historic and environmental constraints and a completing need for residential land, finding an employment site in the settlement has historically been difficult. In previous Local Plans, whilst efforts were made to find an employment site/s nothing was forthcoming and so a site was allocated at Lopen Head Nursery to provide a source of employment land for South Petherton and the surrounding villages. The adopted Local Plan explains that the assumption that Lopen Head Nursery will continue to provide the employment land for South Petherton, cannot be made, and

the potential for sites in and around South Petherton should be explored. The Neighbourhood Plan seeks employment provision adjacent to A303.

Completions, Commitments and Land under Construction

5.14.3 The existing Local Plan has an expectation for South Petherton to deliver circa 2.5 hectares of land for economic development to broaden the range of opportunities and improve its self-containment level.

5.14.4 The Local Plan is over halfway through the plan period and that requirement has been met.

Figure 5.79: All Employment Land Delivered in South Petherton as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	3.02	0.69
All lost to alternative uses (ha gross)	0.07	0.03
All completions (ha net)	2.95	0.66

Figure 5.80: B Use Employment Land Delivered in South Petherton as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	2.49	0.69
All lost to alternative uses (ha gross)	0.03	0.00
All completions (ha net)	2.46	0.69

Established Business Parks and Trading Estates

5.14.5 The supply of existing employment floorspace is not extensive. An analysis of the 2017 Valuation Office Agency data on employment premises¹⁸ identifies that only 0.3% of all B use premises in the district are located in South Petherton see Figure 5.75 below:

Figure 5. 81 – Employment Floorspace in South Petherton as at 1st April 2017

	Office		Industrial		Total B Use	
	sqm	% of SS	sqm	% of SS	sqm	% of SS
South Somerset (SS)	99,300		1,003,200		1,102,500	
South Petherton	700	0.7%	2,800	0.3%	3,500	0.3%

Established Business Parks and Trading Estates

5.14.6 There are no established Business Parks or Trading Estates in South Petherton.

¹⁸ South Somerset Existing Employment Stock by Town, June 2018

Undeveloped Allocated Sites

5.14.7 There are no allocated employment sites in South Petherton because the Local Plan did not allocate employment land in the settlement. The expectation was for sites to come forward through a Site Allocations Development Plan Document or the development management process.

South Petherton Supply

5.14.8 There is a supply of 0.49 hectares of employment land in South Petherton.

Figure 5.82: South Petherton - Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net:0.69	
Land under construction (as at 31 st March 2018)	Net: -0.20	
Land with planning permission but not started (as at 31 st March 2018)	Gross: 0.00	
Intensification/Opportunity Sites in Established Business Parks and Trading Estates	Gross: 0.0	
Local Plan Allocations (without planning permission) Gross	Gross: 0.00	
Total Existing Supply for Local Plan Review Period	0.49 hectares	

Figure in Total has been rounded to nearest 0.25 hectares

5.15 Stoke Sub Hamdon

5.15.1 Stoke Sub Hamdon is designated as a Rural Centre in the adopted Local Plan, illustrating its local service role. It should be noted that the Local Plan Review suggests that this designation should be amended to Village.

5.15.2 Given its close proximity to Yeovil (circa 2 miles to the built up area) the amount of local employment is limited. There are some small businesses in North Street Workshops and jobs in the retail and service industry.

Completions, Commitments and Land under Construction

5.15.3 The adopted Local Plan seeks circa 1 hectare of land for economic development to be delivered in Stoke sub Hamdon to improve its self-containment level. This might be difficult to achieve given the close proximity to Yeovil. We are over halfway through the plan period and there has been a net loss of land for economic development. The employment land market in Stoke sub Hamdon seems flat.

Figure 5.83: All Employment Land Delivered in Stoke Sub Hamdon as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1 st April 2006 – 31 st March 2018 (2006 – 2017)	1 st April 2016-31 st March 2018 (2016 – 2017)
All completions (ha gross)	0.00	0.00
All lost to alternative uses (ha gross)	0.50	0.49
All completions (ha net)	-0.50	-0.49

Figure 5.84: B Use Employment Land Delivered in Stoke Sub Hamdon as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1 st April 2006 – 31 st March 2018 (2006 – 2017)	1 st April 2016-31 st March 2018 (2016 – 2017)
All completions (ha gross)	0.00	0.00
All lost to alternative uses (ha gross)	0.49	0.49
All completions (ha net)	-0.49	-0.49

5.15.4 Analysis of completions during the Local Plan Review period (2016-2018) illustrates that the trend for a net loss of land is continuing. As at 31st March 2018 there was no land under construction or land with planning permission for economic development uses. Therefore there is no supply from this source.

5.15.5 As might be expected, the supply of existing employment floorspace is not extensive. An analysis of the 2017 Valuation Office Agency data on employment premises¹⁹ identifies that only 0.4% of all B use premises in the district are located in Stoke Sub Hamdon, see Figure 5.79 below:

Figure 5.85 – Employment Floorspace in Stoke Sub Hamdon as at 1st April 2017

	Office		Industrial		Total B Use	
	sqm	% of SS	sqm	% of SS	sqm	% of SS
South Somerset (SS)	99,300		1,003,200		1,102,500	
Stoke Sub Hamdon	700	0.7%	3,400	0.3%	4,100	0.4%

5.15.6 Most of this existing floorspace is located on the North Street Workshops which is the only established Business Park/Trading Estate in the settlement and is assessed below.

Established Business Parks and Trading Estates

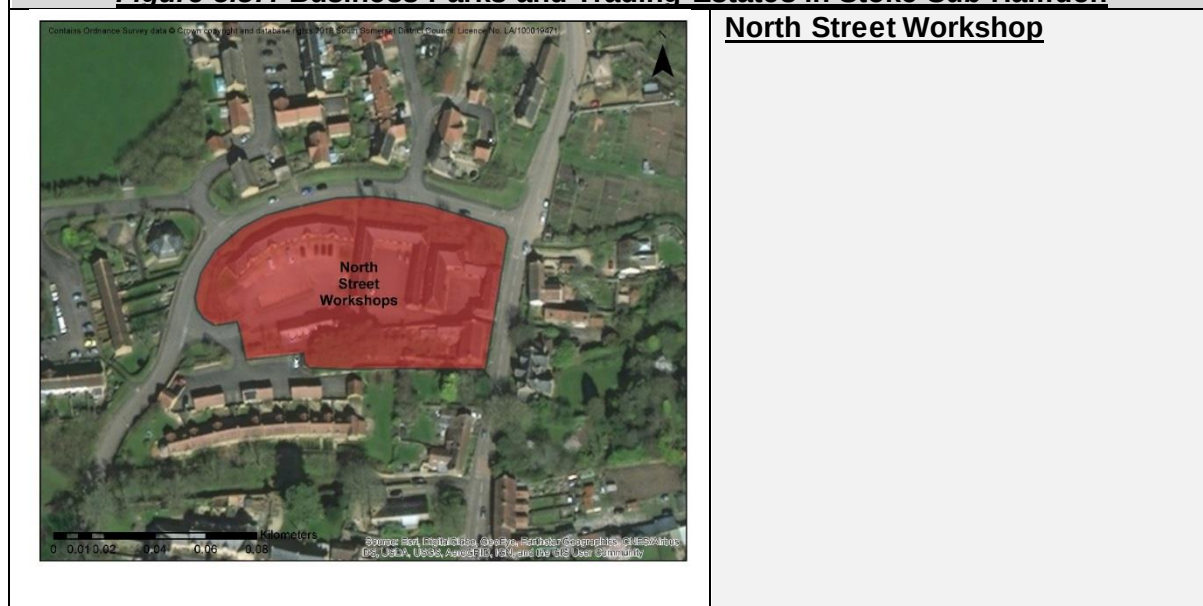
5.15.7 There is only one established Business Park in Stoke Sub Hamdon and that is the North Street Workshops. Located in the North West of the settlement, the workshops were established in the mid-1980s and continue to be a popular location for a range of small businesses today.

¹⁹ South Somerset Existing Employment Stock by Town, June 2018

Figure 5.86: Assessment of Established Employment Locations - Stoke Sub Hamdon

Site	Land Availability	Characteristics
North Street Workshops	No available land	• Circa 0.5 hectare Trading Estate. • Established employment location. • New development designed in a barn-style vernacular to respect character of the Conservation Area. • Access is off Great Field Lane, which is a narrow, residential highway. It is not very good. • Surrounded by residential uses, limited potential for expansion. • No relevant planning history on-site

Figure 5.87: Business Parks and Trading Estates in Stoke Sub Hamdon



5.15.8 There is no available, undeveloped land on the North Street Workshops, therefore there is no supply from this source.

Undeveloped Allocated Sites

5.15.9 There are no allocated employment sites in Stoke Sub Hamdon because the Local Plan did not allocate employment land in the settlement. The expectation was for sites to come forward through a Site Allocations DPD or the development management process. Therefore there is no supply from this source.

Stoke Sub Hamdon Supply

5.15.10 There is no employment land supply in Stoke Sub Hamdon.

Figure 5.88: Stoke Sub Hamdon - Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net: -0.49	

Land under construction (as at 31 st March 2018)	Net: 0.00	
Land with planning permission but not started (as at 31 st March 2018)	Gross: 0.00	
Intensification/Opportunity Sites in Established Business Parks and Trading Estates	Gross: 0.0	
Local Plan Allocations (without planning permission) Gross	Gross: 0.00	
Total Existing Supply for Local Plan Review Period	0 hectares	

Figure in Total has been rounded to nearest 0.25 hectares

5.16 Rest of the District

5.16.1 The Rest of the District, which includes the Rural Settlements (defined by Local Plan Policy SS2) covers a large area. The type of employment provision ranges vastly over this area from units for individuals to some sizeable Business Parks.

Completions, Commitments and Land under Construction

5.16.2 The adopted Local Plan does not have a requirement of land for economic development to be delivered in the Rest of the District, yet it has delivered 70%, circa 45 hectares of land, which is a significant proportion of the District's stock, since the start of the plan period.

Figure 5.89: All Employment Land Delivered in Rest of the District as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	51.80	16.90
All lost to alternative uses (ha gross)	6.40	1.61
All completions (ha net)	45.40	15.29

Figure 5.90: B Use Employment Land Delivered in Rest of the District as at 31st March 2018

	Adopted Local Plan Period 2006 - 2028	Local Plan Review 2016 - 2036
Completions	1st April 2006 – 31st March 2018 (2006 – 2017)	1st April 2016-31st March 2018 (2016 – 2017)
All completions (ha gross)	23.66	8.54
All lost to alternative uses (ha gross)	3.25	1.00
All completions (ha net)	20.31	7.54

5.16.3 Analysis of completions during the Local Plan Review period (2016-2018) illustrates that the trend for delivery in these locations is continuing. As at 31st March 2018, 7.54 hectares of land had been delivered for B uses with a further 8.64 hectares under construction. There is a gross provision of 6.15 hectares with planning permission but not yet started.

5.16.4 There are a number of significant developments in the “Rest of the District” that are currently under construction, these being:

- 3.64 hectares at Bratton Seymour (west of Wincanton) for B1 office and workshops for a decorative arts company. This was the renovation of barns (15/03596/FUL)
- 1.71 hectares at Marsh Lane, Henstridge for storage (B8 use) (17/04672/FUL).
- 1 hectare at Hadsphen House, Castle Cary in association with the redevelopment of the estate for visitor facility, spa, hotel/restaurant (17/01738/FUL).

5.16.5 There are also a number of planning permissions that are set to deliver a significant amount of employment land but have not yet been started. These include:

- 0.84 hectare extension to Ilton Business Park (15/04905/FUL)
- Nearly 4 hectares at Long Hazel Farm, Sparkford for the development of B1, B2 and B8 uses (17/02046/FUL) this could deliver circa 22,000 sq m of floorspace.

5.16.6 As might be expected, given the physical size of the area, nearly a quarter of the Districts existing employment stock can be found throughout the area. An analysis of the 2017 Valuation Office Agency data on employment premises²⁰ identifies that 13% of all office premises and just over 25% of industrial premises are present here, see Figure 5.90 below:

Figure 5.91 – Employment Floorspace in the Rest of the District as at 1st April 2017

	Office		Industrial		Total B Use	
	sqm	% of SS	sqm	% of SS	sqm	% of SS
South Somerset (SS)	99,300		1,003,200		1,102,500	
Rest of the District	13,200	13.3%	256,000	25.6%	269,700	24.5%

Established Business Parks and Trading Estates

5.16.7 There are a number of established Business Parks and Trading Estates located outside the defined Local Plan settlements. The largest ones include:

- Jubilee Park, Badgers Cross, Somerton
- Conquest Business Park, Ilton
- Ilton Business Park,
- Bridge Barns, Long Sutton,
- Bowdens Farm, Hambridge
- Lopen Head Nursery
- Mill Lane Industrial Estate, Lopen
- Parrett Works, Martock
- Walronds Park, Isle Brewers
- Cadbury Business Park
- Henstridge Trading Estate
- Marsh Lane Industrial Estate, Henstridge

²⁰ South Somerset Existing Employment Stock by Town, June 2018

Figure 5.92: Assessment of Established Employment Locations – Rest of the District

Site	Land Availability	Characteristics
Jubilee Park Badgers Cross, Somerton	No available land	Covered under Somerton above
Conquest Business Park, Ilton	1.0 hectares over two sites	- The site has good access to the strategic road network (A358 and A303), and the local network. - An attractive modern development which offers good new build accommodation with good car parking. - Two potential intensification sites. Planning permission has lapsed on one (05/02577/FUL - for erection of 10 Business Units) - One site submitted through the HELAA (N/ILTO/1101)
Ilton Business Park	No available land	- The site has good access to the strategic road network (A358 and A303), but poor access to the local network, as vehicles have to travel through the village to access the site which is not ideal - Once a small-scale estate, it has grown over time to a successful, well managed business park - The estate comprises mainly small businesses - The whole business park is gated
Bridge Barns, Long Sutton	No available land	- Established business location. - Redeveloped agricultural buildings, converted in 1990s. - Comprises offices and light industrial uses. - Well maintained with ample parking.
Bowdens Farm, Hambridge	No available land	- Established employment location, having been created over 15 years to cater for small to medium sized businesses. - Purpose built modern offices and sympathetically converted buildings. - Mix of offices and retail units. - Family owned and managed.
Lopen Head Nursery	4.0 hectares of land available	- The site was allocated in the South Somerset Local Plan (1991-2011) as an employment allocation for 1.8 hectares of land (ME/LOPE/1). - The allocation was saved in the adopted Local Plan (2006-2028) as it formed part of the employment land commitment in Policy SS3: Delivering New Employment Land. - The site is now complete but there is potential to extend it further - The site is well maintained and has improved an area that was blighted following the closure of a nursery - The site has good access to the strategic road network (A303)

		The site is mostly occupied by one business that has expanded over time 4.13 hectares of land has been submitted through the HELAA across 2 sites (N/LOPE/0005 and N/LOPE/0004) and both are viewed as being suitable, available and achievable.
Mill Lane Industrial Estate, Lopen	1.25 hectares available	- A variety of large buildings used predominantly for B2 and B8 use. - Poor access along a single-track road, with extremely difficult visibility at the road junction probably prevents this estate expanding, or indeed being used to its maximum. Problems of HGVs only being able to access the estate from one direction. 1.25 hectares of land has been submitted through the HELAA (N/LOPE/0003) and considered suitable, available and achievable.
Parrett Works, near Martock	No available land	- Circa 1.5 hectares - The Parrett Works comprises a series of historic industrial buildings next to the River Parrett on the road to South Petherton. - It is an established employment location for various industrial uses including a reclamation yard, furniture makers, car/vehicle repair and storage - Technically Rest of the District, but covered here. - There is recent planning history and limited opportunity for creation of additional employment floorspace as the site is surrounded by Flood Zone 3 - Access onto a narrow, unclassified highway makes it unsuitable for further substantial growth
Walronds Park, Isle Brewers	No available land	- Walronds Park Business Units is situated on the edge of Isle Brewers, near Ilminster - The Industrial Estate is located close to the A303 and the A358 which provides good access to the M5 motorway, Taunton and Yeovil There are a variety of sizes of unit well equipped for workshops, manufacturing or storage There is ample parking - The whole business park is gated
Cadbury Business Park	2.5 hectares of land available	- A modern large site in an excellent location (just off A303 with very good access) - Attractive to the market with strong recent planning history of extension for existing businesses and general expansion. - Two HELAA sites submitted (E/NOCA/0002 and E/NOCA/0003) which are considered suitable, achievable and available.
Henstridge Trading Estate	No available land	This site comprises part of Newton Stock Steel and agricultural related businesses. It clearly fulfils a role, but is in an unsustainable location and locally

		there have been concerns about traffic impacts on local roads. Henstridge Airfield, which has its own masterplan is not technically part of the trading estate but given its location adjacent to each other, they are often considered one and the same place.
Marsh Lane Industrial Estate, Henstridge	No available land	- Marsh Lane, Henstridge is set amongst countryside and is a “hotch pot” of uses ranging from coach storage and car storage, to car parts and engineers. - There are a number of units for sale and despite a few recent planning permissions, given its encroachment into the open countryside, it is likely that further expansion of this site will not be permitted.

Note: Only land submitted through the HELAA is being used to establish “available” land for Rest of District as, by their nature, many of these sites sit in open countryside. The HELAA does not allocate these sites for employment use or grant planning permission for their use.



	<u>Conquest Business Park, Ilton</u> 1.0 hectare over two sites
	<u>Ilton Business Park</u> No available land
	<u>Bridge Barns, Long Sutton</u> No available land



Bowdens Farm, Hambridge

No available land



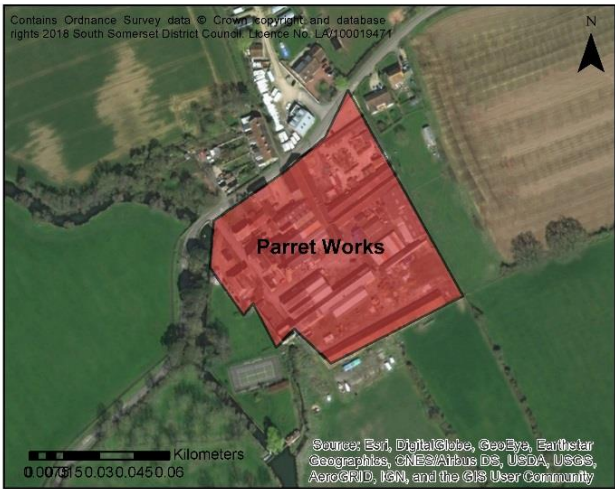
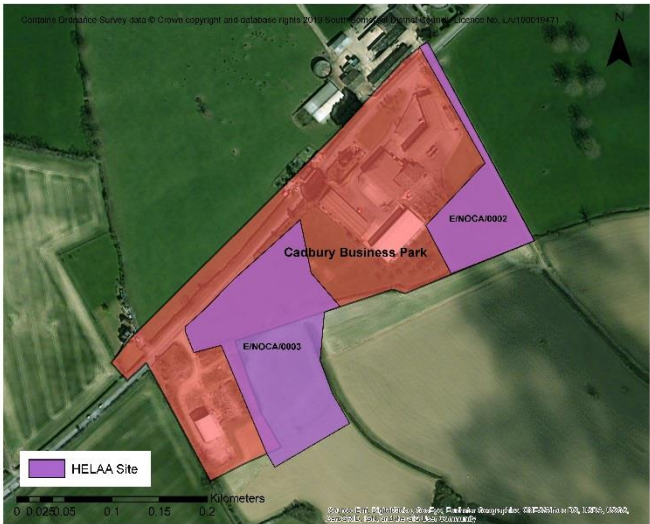
Lopen Head Nursery

4.0 hectares of land available



Mill Lane Industrial Estate, Lopen

1.25 hectares available, but concerns over accessibility and highways

 Contains Ordnance Survey data © Crown copyright and database rights 2018 South Somerset District Council Licence No. LV100019471 Parrett Works 0 0.075 0.15 0.30 0.45 0.6 Kilometers Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	<u>Parrett Works, Martock</u> No available land
 Contains Ordnance Survey data © Crown copyright and database rights 2018 South Somerset District Council Licence No. LV100019471 Walronds Park 0 0.02 0.045 0.09 0.135 0.18 Kilometers Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	<u>Walronds Park, Isle Brewers</u> No available land
 Contains Ordnance Survey data © Crown copyright and database rights 2018 South Somerset District Council Licence No. LV100019471 Cadbury Business Park E/NOCA/0002 E/NOCA/0003 HELAA Site 0 0.02 0.05 0.1 0.15 0.2 Kilometers Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	<u>Cadbury Business Park</u> 2.5 hectares of land available

	<u>Henstridge Trading Estate</u> No available land
	<u>Marsh Lane Industrial Estate, Henstridge</u> No available land

Undeveloped Allocated Sites

5.16.8 There is only one allocated site in the Rest of the District, Lopen Head Nursey which was originally allocated to serve South Petherton and the wider countryside. This site has had a successful development history, although there has been opposition locally to further development. There are local concerns over landscape impact and highway matters/HGV movements.

Figure 5.94 – Allocated Sites in Rest of the District (see Appendix A Figure16: Lopen Head Nursery Site)

Site	Land Availability	Characteristics
Lopen Head Nursery (ME/LOPE/1)	- Complete – see above - Potential to expand	

Lopen Head Nursey

5.16.9 The allocated site is complete but there are potential locations to expand this established business park.

Rest of the District Supply

5.16.10 There is a supply of 22.25 hectares of employment land across the rest of the District. There are opportunities through suitable, available and achievable HELAA sites to grow up to four of the established business parks across the district, providing up to an additional 8.75 hectares of employment land.

Figure 5.95: Rest of District - Existing Supply of Employment Land (B Uses)

Source of Supply 2016 onwards	Land in Hectares	Notes
Net completions (1 st April 2016 -31 st March 2018)	Net: 7.54	
Land under construction (as at 31 st March 2018)	Net: 8.64	
Land with planning permission but not started (as at 31 st March 2018)	Gross: 6.15	
Intensification/Opportunity Sites in Established Business Parks and Trading Estates	Gross:8.75	Note – these are all HELAA sites and supply without these drops to circa 22.25 hectares.
Local Plan Allocations (without planning permission) Gross	Gross: 0.0	
Total Existing Supply for Local Plan Review Period	Circa 31.0 hectares 22.25 minus HELAA sites	

Figure in Total has been rounded to nearest 0.25 hectares

5.17 Conclusions

5.17.1 On the face of it, there is sufficient employment land to meet the identified District-wide need given that there is a need for 88 hectares and a supply of 118 hectares. The issue is that when supply and demand are considered at a settlement level, in some locations, there is a miss-match, with insufficient amounts at some locations. Consequently, additional employment land may need to be allocated through the Local Plan Review. This is considered in detail in Chapter 6 below.

Figure 5.96: Quantitative Employment Land Requirement and Quantitative Land Supply by Settlement

Settlement	B Use Employment Land Requirement (hectares)	B Use Employment Land Supply (hectares)
Yeovil	24.0	43.25
Chard	13.5	12.50
Crewkerne	6.0	4.25
Ilminster	4.0	19.75
Wincanton	6.5	4.5
Ansford & Castle Cary	2.5	2.25
Langport & Huish Episcopi	1.5	1.0
Somerton	3.0	4.0
Bruton	1.0	0.0
Ilchester	0.5	0.0

Martock & Bower Hinton	3.0	4.5
Milborne Port	0.1	0.0
South Petherton	0.5	0.5
Stoke Sub Hamdon	0.5	0.0
Rest of District	21.5	22.25
Total	88.0	118.25

6. Future Employment Land Opportunities

6.1 Having identified the evidenced need for new B use employment land by settlement across the District, and the existing portfolio of sites and overall supply of B use employment land in South Somerset, this section sets out an analysis of potential sites that could meet any quantitative or qualitative gaps in that evidenced need for additional land. These sites originate from the 2018 Housing and Economic Land Availability Assessment (HELAA), sites considered during the Local Plan Review Issues & Options Consultation, and the omission sites submitted through that Consultation.

6.2 Yeovil

6.2.1 There is a sufficient supply of employment land in Yeovil to meet the evidenced need up to 2036. Whilst the supply is greater than the need, Yeovil is the primary settlement in the District and it is appropriate that it has a range of sites of varying sizes not only to support local businesses but to allow for wider opportunities for development should they arise.

6.2.2 Although not needed for this Local Plan Review, it is important to understand the potential for future employment land provision in the settlement and this can be used to assist the Council to fulfil its varying functions and support future economic growth.

Housing and Employment Land Availability Assessment (HELAA)

6.2.3 Twelve sites were identified as suitable, available and achievable in Yeovil, with the potential to deliver circa 44 hectares of land for economic development uses, a further eleven sites were identified for mixed use with the potential to deliver 16.5 hectares. See table below:

Figure 6.1: HELAA Sites for Economic Development

HELAA Reference	Developable Area (hectares)	Site notes
S/BRYM/0005	8.0	Site is adjacent to the Bunford Lane Strategic Employment site. It has excellent links to the strategic road network and benefits from improvements to the Western Corridor. Site is not suitable for housing development as it is within the Westlands flight path.
S/BRYM/0008	0.84	Intensification site within existing Houndstone Business park. The site is currently in use as a car park to alleviate parking issues for a business located on the estate and therefore development for employment use would displace these vehicles and may create parking congestion issues which impact on the overall estate.
S/BRYM/0009	0.48	Land off George Smith Way is included above as an intensification site on an established Business Park. The site is included in the assessment of opportunities on established business parks and trading estates above.
S/BRYM/0011	0.36	Intensification site within existing Houndstone Business park. The site is currently in use as a car park to alleviate parking issues for a business

		located on the estate and therefore development for employment use would displace these vehicles and may create parking congestion issues which impact on the overall estate.
S/BRYM/1101	1.30	Olds garage site, Houndstone is included above as an intensification site on an established Business Park. The site is included in the assessment of opportunities on established business parks and trading estates above.
S/BRYM/1102	0.38	Site on existing Houndstone Business park where permission has lapsed.
S/YEOV/0003	1.46	This is the former Southern Electric Depot at West Henford. The site has a long planning history and recently permission has been granted for a car sales showroom and this is under construction, so the site is not available.
S/YEOV/0007	4.5	This is the site of Yeovil District Hospital and is not available for general employment use other than healthcare related activities.
S/WECO/0015	20.3	Bunford Lane site which is allocated and has planning permission. The site is included in the assessment of opportunities on established business parks and trading estates above.
S/WECO/0016	5.0	Seafire Park site which was allocated and forms part of the employment commitments included in Policy SS3. The site is included in the assessment of opportunities on established business parks and trading estates above.
S/WECO/0018	0.70	Intensification site within existing Lynx Trading Estate. The site is included in the assessment of opportunities on established business parks and trading estates above.
S/WECO/0019	0.50	Intensification site within existing Lynx Trading Estate. The site is included in the assessment of opportunities on established business parks and trading estates above.

Figure 6.2: HELAA Sites for Mixed Use with Economic Development Included

HELAA Reference	Developable Economic Development Area (hectares)	Site notes
E/MUDF/0002, E/MUDF/003 & E/MUDF/0009	2.58	These sites form the north east Yeovil Sustainable Urban Extension and the economic development land is included in the assessment of allocated sites.
S/BRYM/0004	4.98	This site is promoted for employment and residential use. The economic development element has planning permission and is included in the Yeovil employment land commitments above.
S/BRYM/0501	2.0	This site is north of the football club. The site has been previously promoted for a mix of retail and leisure uses rather than traditional employment land

		but it site within a wider traditional employment land location.
S/EACO/0024	2.58	This site forms the southern Yeovil Sustainable Urban Extension and the economic development land is included in the assessment of allocated sites.
S/YEOV/1300	0.25	This is the former Box Factory site which is a Yeovil Town Centre Regeneration Site. A residential led scheme is envisaged here as opposed to general employment activities.
S/YEOV/1302	1.0	This is the former Cattle Market site which is a Yeovil Town Centre Regeneration Site. The site has an extensive planning history – there are opportunities for commercial and residential development on this site. Traditional employment is not envisaged here.
S/YEOV/1303	0.3	This site is located on Petters Way Car Park which is a Yeovil Town Centre Regeneration Site. Commercial/office development is envisaged here.
S/YEWI/0001	1.4	Land adjoining Brimsmore House. This is not an ideal location as it is divorced from the main settlement.
S/YEWI/0003	1.45	Land at Brimsmore Tree Farm. This is not an ideal location as it is divorced from the main settlement.

6.2.4 Whilst the HELLA report suggests there is a substantial future supply of employment land in Yeovil, after further investigation, many of these sites are already accounted for within the existing employment land supply covered in Chapter five. Future supply unaccounted for already amounts to 14.5ha, comprising:

- Employment Sites – circa 8.4 hectares
- Mixed Use Sites with employment land – circa 6 hectares

South Somerset Local Plan Review Issues and Options Consultation 2017

6.2.5 The Issues and Options went out to consultation in October 2017. Two sites were included and identified with potential to deliver some employment land. One for mixed use and one for employment use only. See table below:

Figure 6.3: Issues and Options Sites

Reference	Developable Economic Development Area (hectares)	Site notes
YEO1 (see Appendix A – Figure 1: Yeovil for site)	3.37	Land north of Oak Farm was proposed for mixed use through the Issues and Options consultation. There were numerous objections to its possible inclusion, including: interferes with heritage assets; lack of educational facilities to support the development; and the road and transport access are completely inadequate.
YEO 12	5.0	The site is an extension to Lufton Trading Estate. The site which was promoted through the HELAA for employment and residential use (S/BRYM/0004) has planning permission and is included in the

		Yeovil employment land commitments earlier in this document.
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6.2.6 Omission sites promoted in Yeovil through the Local Plan Review consultation are listed below:

- Land adjacent to Lufton College (Omission Site 41) – two sites amounting to circa 11 hectares for mixed use.
- Land adjacent Thorne Lane (Omission Site 49) – proposed for 3 hectares of employment land.
- Land at Thorne Coffin (Omission Site 50) – 9 hectares promoted for an unspecified residential or commercial use (forms part of site YEO1 suggested in Issues and Options consultation).
- Bunford Park allocation (Omission Site 17) – suggestion is to reduce traditional employment element of the site for a mix of commercial uses including supermarket. As explained above, an application has been submitted to the District Council and is awaiting determination.
- The Cattle Market and Yeovil District Hospital (Omission Site 21) were proposed for a mixture of healthcare related uses. These sites are already Yeovil Town Centre Regeneration sites.
- Further expansion of Lufton 2000 (Omission Site 15) – extensive area, circa 25 hectares for a mixed use, amount of employment land not specified.
- Key Farm, Dorchester Road – up to 3 hectares of employment land (this site links to Issues and Options Site YEO6, which was a potential housing site. The landowner through the consultation, has proposed a larger and more comprehensive development, including these 3 hectares of employment).
- Cartgate – suggestion of a new mixed use development in this location. Technically outside Yeovil, so would be in “Rest of the District”.

6.2.7 Taking the HELAA and omission sites into account, there is a healthy future supply of employment land in Yeovil well beyond the Local Plan Review period.

6.3 Chard

6.3.1 There is a 1 hectare shortfall of employment land in Chard to meet the evidenced need to 2036. The CEDA which the Council remains committed to delivering, provides a range of sites of varying sizes to support local businesses.

Housing and Employment Land Availability Assessment (HELAA)

6.3.2 There were no employment only sites promoted through the HELAA. Four sites were identified as suitable, available and achievable for mixed use with the potential to deliver 32.6 hectares of land. One of these sites, W/CONI/0002, East of Mount Hindrance is not being promoted for general employment uses and therefore is not considered as having potential to support evidenced employment need. See table below:

Figure 6.4: HELAA Sites for Mixed Use Development

HELAA Reference	Developable Area (hectares)	Site notes
W/CHAR/0002/	7.5	Land adjacent Paintmoor house, Avaishayes. This site has been promoted by the owner for a mixed use scheme, a 50:50 split has been assumed between employment and residential use. It is likely that not all the employment is envisaged as a traditional employment use. This site is identified

		for employment in the Chard Regeneration Framework and is included in the allocated sites above.
W/CHAR/0014 (see Appendix A – Figure 2: Chard for site)	1.1	Land adjoining Fordham Grange. The site was promoted for residential by developer. An appeal was dismissed by an Inspector for residential use of the entire site and therefore a 50:50 split has been assumed for mixed use.
W/CHAR/0019	0.7	Land off Boden Street and Silver Street, this site was a Local Plan allocation and is considered above under allocated sites. Part of Chard Regeneration Framework.

6.3.3 As two of the sites are included in the supply calculations in Chapter 5, the future source of supply from HELAA sites amounts to circa 1 hectare.

South Somerset Local Plan Review Issues and Options Consultation 2017

6.3.4 No employment/mixed use sites were included in the Issues and Options consultation and no omission sites were promoted in Chard as a result of that consultation exercise.

6.3.5 Given the lack of future supply and potential sites, the CEDA employment sites and Chard Sewage Treatment Works need to be retained to ensure sufficient supply of employment land to meet the evidenced need to 2036. Additionally, to meet that evidenced need and satisfy the 1 hectare shortfall, HELAA site W/CHAR/0014 should be allocated.

6.3.6 The CEDA allocations, Chard Sewage Treatment Works and land at Fordham Grange will result in a supply of 13.5 hectares in Chard which meets the evidenced need. The retention of these sites will be important to ensure a balanced community is delivered and to reduce out-commuting. Focus on delivery of these sites should be a priority.

6.4 Crewkerne

6.4.1 There is a shortfall of 1.75 hectares of employment land in Crewkerne to meet the evidenced need to 2036. The existing supply is linked entirely to the CLR site.

Housing and Employment Land Availability Assessment (HELAA)

6.4.2 There were no employment only sites promoted through the HELAA. One site (W/CREW/0026) was identified as suitable, available and achievable for mixed use with the potential to deliver circa 3.7 hectares of land, this site is the allocated CLR site, already covered above in Chapter 5.

6.4.3 W/CREW/0030 was identified as suitable, available and achievable for residential development in the HELAA, however, with further consideration, it has been established that there are issues with accessing this site for residential development, meaning that access would be via the existing industrial estate which is not preferable from an urban design and place making perspective. On this basis, it is considered that a better use of the site would be an extension of the business park and it could be allocated for employment growth.

South Somerset Local Plan Review Issues and Options Consultation 2017

- 6.4.4 No new sites were suggested through the Local Plan Review Issues & Options consultation but the idea of including employment land as part of the allocation of CREW4: Land west of A356 (Station Road) and CREW5: Land east of Charlton Close was suggested (see *Appendix A – Figure 3: Crewkerne*). This could be explored. Extending the CLR site was also proposed by the developer (Omission Site 1) for a further mixed use scheme. However, given the viability issues surrounding delivery and the desire for a choice and range of sites, this is not considered acceptable.
- 6.4.5 To meet evidenced need, the CLR site should be retained and land north of Cropmead Trading Estate should be allocated for employment land to meet the evidenced shortfall of 1.75 hectares. This would allow an alternative mechanism to deliver employment land to the CLR site.
- 6.4.6 During negotiations on planning applications, mixed use schemes should be explored as there is a lack of future sources of employment land in Crewkerne beyond 2036.

6.5 Ilminster

- 6.5.1 There is sufficient employment land in Ilminster to meet the evidenced need to 2036. The amount of land at Station Road is a reflection of the settlement's location on the Strategic Road Network (the axis of the A303 and A358) with linkages to London and M5. Both these roads are part of Highways England's investment strategy and therefore offer growth potential. The provision of land here builds on the locational strength of Ilminster and allows the settlement to capitalise on its potential. Highways England believe that employment land should be targeted at sustainable settlements such as Ilminster to reduce commuting patterns.
- 6.5.2 The deallocation of Powrmatic Site is covered in Chapter 5.

Housing and Employment Land Availability Assessment (HELAA)

- 6.5.3 The HELAA review identifies three sites in Ilminster as suitable, available and achievable for economic use. No sites were suitable, available or achievable for mixed use. All these sites have been considered in Chapter 5 and therefore none of this is new supply going forward.

Figure 6.5: HELAA Sites for Economic Development

HELAA Reference	Developable Area (hectares)	Site notes
W/ILMI/0019	13	ME/ILMI/4
W/ILMI/0020	0.5	ME/ILMI/3 - Approval for a Highways Maintenance Depot (2.23ha) and a motor home storage and hire business (0.36ha), equating to residual 0.41ha.
W/ILMI/0021	5.0	ME/ILMI/5

South Somerset Local Plan Review Issues and Options Consultation 2017

- 6.5.4 No new employment sites were promoted through the Issues and Options consultation. Somerset County Council proposed a Garden Village concept near to Ilminster (Omission Site 6) which would include mixed uses but this concept is not being pursued as part of this Local Plan Review. There is overwhelming support for the redevelopment of the Station Road site and a relaxed approach towards deallocating the Powrmatic site.

- 6.5.5 The Station Road site should be carried forward as an employment land allocation and the Powrmatic site should be deallocated.

6.6 Wincanton

- 6.6.1 There is a 2 hectare shortfall of employment land to meet evidenced need to 2036 in Wincanton. Existing supply comes from 2.8 hectares which are expected to come forward in the existing Direction of Growth (so not allocated), and circa 1 hectare from a potential intensification site.

Housing and Employment Land Availability Assessment (HELAA)

- 6.6.2 The HELAA review identifies three sites as suitable, available and achievable site for economic development and one for mixed use. None of the sites are new and have all been considered in Chapter 5 above.

Figure 6.6: HELAA Sites for Economic Development

HELAA Reference	Developable Area (hectares)	Site notes
E/WINC/0018	0.28	Long Close – site identified as a potential opportunity site on the already established business park, therefore considered above.
E/WINC/0019	0.8	This site has been developed out for a concrete batching plant and is no longer available. It is included in Lawrence Hill Business Park above.
E/WINC/0022	0.4	Part of 4.5 hectare Direction of Growth allocation, considered above.

Figure 6.7: HELAA Sites for Mixed Use Development

HELAA Reference	Developable Area (hectares)	Site notes
E/WINC/0023	1.2	Part of 4.5 hectare Direction of Growth allocation, considered above, promoted for employment and housing growth.

South Somerset Local Plan Review Issues and Options Consultation 2017

- 6.6.3 Two sites were included with the potential to deliver some employment land, both for mixed use, in the Local Plan Review Issues & Options consultation. See table below:

Figure 6.8: Issues and Options Sites

Reference	Developable Economic Development Area (hectares)	Site notes
WINC1 (see Appendix A – Figure 5: Wincanton for site)	1.48	Land West of Wincanton Business Park. This option is supported for mixed use in the Area of Search in the Local Plan and identified in the Neighbourhood Plan. It is well serviced, accessible and connected. A planning application is expected to be submitted. It is favoured due to development already taking place and the proximity to the A371 making it easy to travel into town. However, the

		Wincanton Neighbourhood Plan identifies the higher ground to the west of New Barns Farm as being a visually sensitive area.
WINC3	4.0	Land at Moor Lane. Land south of A303 is “divorced from the existing settlement, severed by the A303 and does not adjoin the development area”, this is viewed as advantageous by some consultees. Flooding could be an issue, however, mitigation measures can be applied to make the development satisfactory to the Environment Agency.

6.6.4 There was support for these options and omission sites were promoted in Wincanton through the Local Plan Review consultation which identified the potential extent of each site. These are listed below:

- Further development of Wincanton Business Park (Omission Site 16) for circa 5 hectares of mixed use (site included in WINC1).
- Land west of WINC3 west of Moor Lane between the A303 and sewage treatment works (Omission Site 31) and is supported by Wincanton Town Council – circa 14 hectares for employment uses.

6.6.5 To meet the evidenced need in Wincanton to 2036, it is suggested that a further 2 hectares of land is allocated within the Wincanton Direction of Growth to satisfy the shortfall. Whilst this land is all in one ownership, it creates a large site, which could attract businesses looking to be located off the Strategic Road Network and benefit from the improvements to the A303. There are very little opportunities in Wincanton going forward unless the land south of the A303 is allocated. To allocate such land would be significant in planning terms as the A303 currently acts as a physical barrier which, once broken, might result in large-scale growth in this direction and alter the character and nature of the settlement. This is a fundamental issue and needs careful consideration in a future review of the Local Plan.

6.7 Ansford & Castle Cary

6.7.1 Based on the evidenced need to 2036, there is a small shortfall of 0.25 hectares. The majority of the supply comes from the planning permission in the Direction of Growth which includes a 2 hectare site for employment purposes.

Housing and Employment Land Availability Assessment (HELAA)

6.7.2 The HELAA review identifies one site in Castle Cary as suitable, available and achievable for mixed use (E/ANSF/0008). This site is adjacent to the Castle Cary DOG site that has planning permission. The agent has confirmed an 80:20 split for employment land and residential, which would result in 0.85 hectares for employment uses.

South Somerset Local Plan Review Issues and Options Consultation 2017

6.7.3 The Issues and Options included one site with potential for mixed use (ANSF/CACA/1 land north-west of Ansford). There was a favourable response to this option in the consultation with perceived landscape and access benefits.

6.7.4 Two sites were suggested as suitable for employment uses. Firstly, the land to the north-east of the railway station with access to the A road and immediate rail access.

Secondly, the redevelopment of the old BMI site. The railway requires it's site for additional car parking space and, consequently, this is not an a realistic option; the BMI site is unviable at the present time, especially for employment uses which have a low value in comparison with other uses such as residential or large format retail.

- 6.7.5 It is suggested that the evidenced shortfall be achieved by allocating the land adjacent to the DOG (0.85 hectares) for employment land, alongside the existing 2 hectares in the DOG. This will result in a small oversupply, but given Castle Cary's role and function, together with the rural nature of area east, it can cater for nearby settlements such as Bruton, which is only 4 miles away, and where little is coming forward (see 6.16).

6.8 Somerton

- 6.8.1 There is sufficient land in Somerton to meet the evidenced need to 2036. The potential growth area / intensification site at the rear of Edgar Hall (1 hectare) results in a slight oversupply which can help to cater for the employment land requirements of nearby settlements such as Langport that are heavily constrained (see 6.9).

Housing and Employment Land Availability Assessment (HELAA)

- 6.8.2 One site was identified as suitable, available and achievable for mixed use; none solely for employment. Land at Bancombe Road N/SOME/0008, total site 1.5ha, comprising 0.75ha for employment land.

South Somerset Local Plan Review Issues and Options Consultation 2017

- 6.8.3 Two sites were included with the potential to deliver some employment land, one for mixed use and one for employment only. See table below:

Figure 6.9: Issues and Options Sites (see Appendix A – Figure 7: Somerton for sites)

Reference	Developable Economic Development Area (hectares)	Site notes
SOME1	10.4 if solely employment land, 5.2 if mixed use	This site is considered in Chapter 5 as approximately half of the site has outline permission for mixed use within the existing boundaries of the trading estate. However, it is understood from correspondence with a representative of the landowners that there is no appetite to deliver employment land on this site.
SOME4	8.4	The site is unavailable.

- 6.8.4 Two omission sites were proposed through the consultation:
- Land at Bradley Lane (north of SOME1) for circa 9.5 hectares of mixed use (Omission site 60)
 - Site behind the Edgar Hall – 1 hectare (this has already been identified as a potential intensification/extension area to the existing Bancombe Trading Estate and is included in Chapter 5 above).
- 6.8.5 It is recommended that the land within the Direction of Growth and the land at the rear of the Edgar Hall be allocated for employment uses, resulting in 4 hectares

being allocated for Somerton, which meets the evidenced need to 2036 and caters for Langport (see 6.9).

6.9 Langport & Huish Episcopi

- 6.9.1 Based on the evidenced need, there is a shortfall of 0.5 hectares of employment land in Langport.

Housing and Employment Land Availability Assessment (HELAA)

- 6.9.2 There are no suitable, available and achievable HELAA sites in Langport.

South Somerset Local Plan Review Issues and Options Consultation 2017

- 6.9.3 The Local Plan Review consultation proposed no employment or mixed use allocations in Langport and no omission sites were proposed through the consultation process.
- 6.9.4 Overall, there are limited opportunities for the provision of a strategic employment land allocation in Langport & Huish Episcopi.
- 6.9.5 There is a lack of employment land supply in Langport. It is suggested that the allocations in Somerton go some way to supporting employment growth in Langport as the two settlements are only around 4 miles from each other and Somerton slightly over-allocates.
- 6.9.6 Development Management should look favourably at applications to bring forward employment land to help meet evidenced need.

6.10 Bruton

- 6.10.1 Based on the evidenced need to 2036, there is a shortfall of 1 hectare of employment land in Bruton.

Housing and Employment Land Availability Assessment (HELAA)

- 6.10.2 No sites for employment use or mixed use were identified as suitable, available and achievable in the HELAA review.

South Somerset Local Plan Review Issues and Options Consultation 2017

- 6.10.3 No sites were identified as immediately obvious for mixed or employment use in the Local Plan Review and no omission sites were submitted for employment land in Bruton.
- 6.10.4 Overall, there are limited opportunities for the provision of a strategic employment land allocation in Bruton and, therefore, development management should look favourably at applications bringing forward employment land to meet evidenced need.

6.11 Ilchester

6.11.1 Based on evidenced need, there is a shortfall of 0.5 hectares of employment land in Ilchester.

Housing and Employment Land Availability Assessment (HELAA)

6.11.2 The HELAA review identifies one site that is suitable, available and achievable. E/ILCH/0002 refers.

Figure 6.10: HELAA Sites for Mixed Use Development

HELAA Reference	Developable Area (hectares)	Site notes
E/ILCH/0002	20.4	Easily accessible from A303.

South Somerset Local Plan Review Issues and Options Consultation 2017

6.11.3 Two sites were submitted for mixed use development. ILCH 1 and ILCH 2. ILCH 2 could provide circa 9.6ha of employment land. The omission sites are of a size that would present an unsustainable scale of growth for Ilchester. Given the finite need for employment land to be delivered in the Plan period, it is not considered necessary for these options to provide a strategic employment site. Instead, allocations of smaller sites and/or expansions to existing employment sites that distribute employment land provision more evenly around the District are preferable.

6.11.4 Overall, there are limited opportunities for the provision of a strategic employment land allocation in Ilchester that accords with the employment allocation methodology.

6.12 Martock & Bower Hinton

6.12.1 Based on evidenced need, there is a sufficient supply of employment land in Martock & Bower Hinton up to 2036.

Housing and Employment Land Availability Assessment (HELAA)

6.12.2 The HELAA review identifies land at Hurst N/MART/005 as suitable, available and achievable for mixed use development. The site can contribute 0.05ha of employment land, if further land is required.

South Somerset Local Plan Review Issues and Options Consultation 2017

6.12.3 The Local Plan Review proposed no employment land allocations at the settlement. The de-allocation at Ringwell Hill is covered in Chapter 5.

6.12.4 One omission site was submitted for employment use, adjacent to Cartgate roundabout, and is technically in the Rest of the District. The site benefits from close proximity to the A303, is open, agricultural land, serviced by Foldhill Lane, which is unsuitable for HGV movements. As a large and currently undeveloped site, it does not align with the strategic employment methodology of directing the finite employment land requirement to small sites and/or the infilling of existing employment sites that assist in the broadly even distribution of employment land across the District. This site can be further considered once Highways England's

plans regarding the dualling of the A303 are known as there is currently no evidenced need to justify a site of this scale at this location.

- 6.12.5 There is sufficient employment land in Martock. The de-allocation of Ringwell Hill will result in a minor shortfall of 0.25 hectares but this is considered acceptable.

6.13 Milborne Port

- 6.13.1 The evidenced need in Milborne Port is sufficiently small (0.1ha) to be managed through the Development Management Process.

Housing and Employment Land Availability Assessment (HELAA)

- 6.13.2 The HELAA review identifies land at Gainsborough as a suitable, available and achievable site for mixed use, comprising 0.19ha of employment.

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- 6.13.3 Land at Gainsborough was not included in the LPR because an application for residential development has been approved on the site. No sites were submitted for consideration as omission sites by landowners or their representatives.
- 6.13.4 There is some support for an employment allocation in Milborne Port, ideally with direct access off the A30. Two sites were suggested as being suitable for employment land through the LPR consultation. Land between Goathill Road and Golding's Lane and Land at East Street/London Road. The site at Goathill road is being promoted for residential development by the landowner and is therefore not available for employment use. The site at East Street/London Road has a moderate to low capacity for built development according to the Peripheral landscape Study and would have to contend with heritage sensitivities including Conservation Area and proximity to various listed buildings. On this basis, neither site is suitable.
- 6.13.5 Applications for employment land to meet the evidenced need in Milborne Port should be supported through the Development Management process.

6.14 South Petherton

- 6.14.1 There is sufficient employment land to meet evidenced need in South Petherton

Housing and Employment Land Availability Assessment (HELAA)

- 6.14.2 No sites for employment use or mixed use were identified as suitable, available and achievable in the HELAA review.

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- 6.14.3 No sites were identified as immediately obvious for mixed use or employment use in the LPR and no omission sites were identified.
- 6.14.4 There is sufficient land to meet evidenced need, but future supply is an issue, hence growth at Lopen Head Business Park (see 6.1.6).

6.15 Stoke sub Hamdon

6.15.1 Stoke sub Hamdon is being identified as a village as part of the Local Plan Review and will therefore not have an allocated employment need if this approach is accepted. The current evidenced need cannot be met as there are no HELAA sites or omission sites. If Stoke sub Hamdon is not identified as a village, land will need to be allocated or found through the Development Management process.

6.16 Rest of the District

Housing and Employment Land Availability Assessment (HELAA)

6.16.1 There is sufficient land to meet evidenced need. However, given the A303 and A358 improvements planned for the future, the proposed introduction of the Villages category of settlement in the emerging Local Plan Review and the fact that there is no new capacity available unless site allocations are made; it is therefore suggested that the following 5 allocations are made to cater for this:

- Land east of North Cadbury Business Park – 0.8 hectares (see figures 5.92 and 5.93 – HELAA site E/NOCA/0002)
- Land west of North Cadbury Business Park – 1.75 hectares (see figures 5.92 and 5.93 – HELAA site E/NOCA/0003)
- Plot 1 Conquest Business Park, Ilton – 0.7 hectares (see figures 5.92 and 5.93, - HELAA site N/ILTO/1101)
- Land at Conquest Business park, Ilton – 0.3 hectares (see figures 5.92 and 5.93 - potential intensification site)
- Land at Lopen Head Nursery – 0.65 hectares (see figures 5.92 and 5.93 – HELAA site N/LOPE/0004)

7. Developing a New Portfolio of Sites

Local Plan Review – Preferred Options Recommendations

Arising from this Employment Land Review, the following recommendations are being made for the South Somerset Local Plan Review. The intention is that these recommendations can either inform future policy or can translate directly into future policy as appropriate.

Economic Prosperity

POLICY EP1: STRATEGIC EMPLOYMENT SITES

The following employment allocations are strategically significant and will be safeguarded for local and inward investment:

- Land off Bunford Lane, Yeovil
- Lufton 2000
- Seafire Park
- Land of former Chard sewage treatment works
- Crewkerne Key Site (CLR)
- Land off Station Road, Ilminster

Chard

POLICY CH1 – CHARD EASTERN DEVELOPMENT AREA

Policy to include a total of 13.5 hectares of employment land.²¹

Crewkerne

POLICY CR5 – EMPLOYMENT GROWTH AT REAR OF CROPMEAD TRADING ESTATE

The site at the rear of Cropmead Trading Estate is allocated for 1.75 hectares of employment land. Access will be through the existing trading estate.

Wincanton

POLICY WN2 – EMPLOYMENT GROWTH WEST OF WINCANTON BUSINESS PARK

Land west of Wincanton Business Park is allocated for 4.8 hectares of employment land.

²¹ Employment allocations are made up of the following: Chard Eastern Development Area Implementation Plan sites - 10.5 ha. Chard Sewage Treatment Works - 1 ha. Fordham Grange - 1 ha

Ansford and Castle Cary

POLICY AC1 – EMPLOYMENT GROWTH NORTH WEST OF TORBAY ROAD

Land north west of Torbay Road is allocated for 0.85 hectares of employment land.

POLICY AC3 – HOUSING AND EMPLOYMENT GROWTH NORTH OF TORBAY ROAD

Land north of Torbay Road is allocated to include 2 hectares of employment land.

Somerton

POLICY SM2 – EMPLOYMENT GROWTH AT BANCOMBE ROAD

Land at Bancombe Road is allocated for 3 hectares of employment land.

POLICY SM3 – EMPLOYMENT GROWTH NORTH OF EDGAR HALL

Land North of Edgar Hall is allocated for 1 hectare of employment land.

Ilchester

POLICY IL1 – HOUSING AND EMPLOYMENT PROVISION NORTH OF TROUBRIDGE PARK

Land north of Troubridge Park is allocated to include 1 ha of employment land.

Rest of the District

POLICY RD1– EMPLOYMENT DEVELOPMENT EAST OF NORTH CADBURY BUSINESS PARK

Land east of North Cadbury Business Park is allocated for 0.8 ha of employment land.

POLICY RD2– EMPLOYMENT DEVELOPMENT WEST OF NORTH CADBURY BUSINESS PARK

Land west of North Cadbury Business Park .is allocated for 1.75ha of employment land.

POLICY RD3– EMPLOYMENT DEVELOPMENT AT PLOT 1, CONQUEST BUSINESS PARK, ILTON

Land at Plot 1, Conquest Business Park, Ilton is allocated for 0.7ha of employment land.

POLICY RD4– EMPLOYMENT DEVELOPMENT AT CONQUEST BUSINESS PARK, ILTON

Land at Conquest Business Park, Ilton is allocated for 0.3ha of employment land.

POLICY RD5– EMPLOYMENT DEVELOPMENT AT LOPEN HEAD NURSERY

Land is allocated for 0.65 ha of employment land at Lopen Head Nursery.

The following allocations identified in the South Somerset Local Plan 2006-2028 should not be carried forward into the Local Plan Review 2016-2036:

- Employment land west of Ringwell Hill, Bower Hinton (ME/MART/2)
- Employment land adjacent to Powrmatic Ltd, Hort Bridge, Ilminster (ME/ILMI/5)

APPENDIX A Assessment of Current Profiles

Figure 1 - Supply of Employment Land in Yeovil

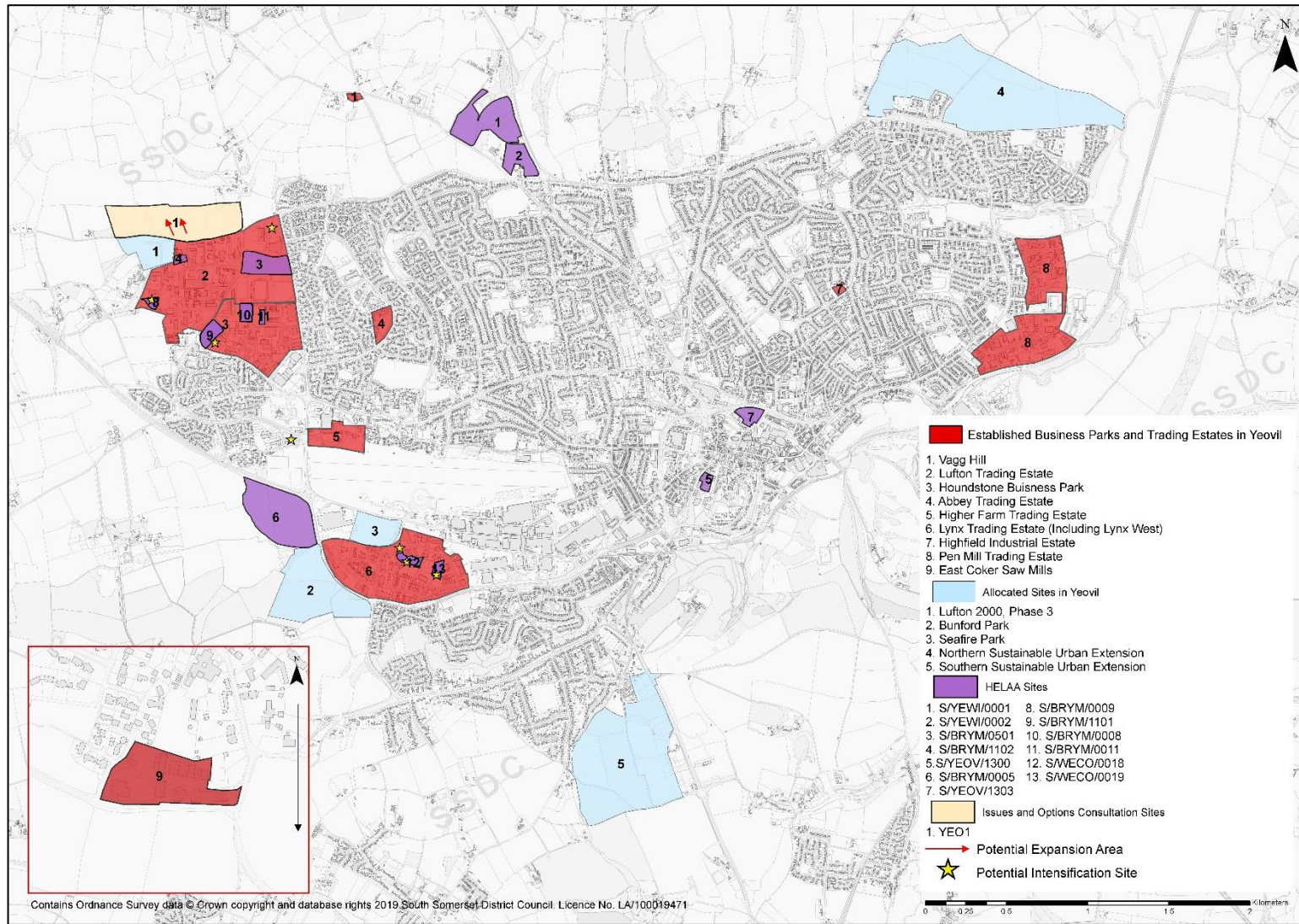


Figure 2 - Supply of Employment Land in Chard

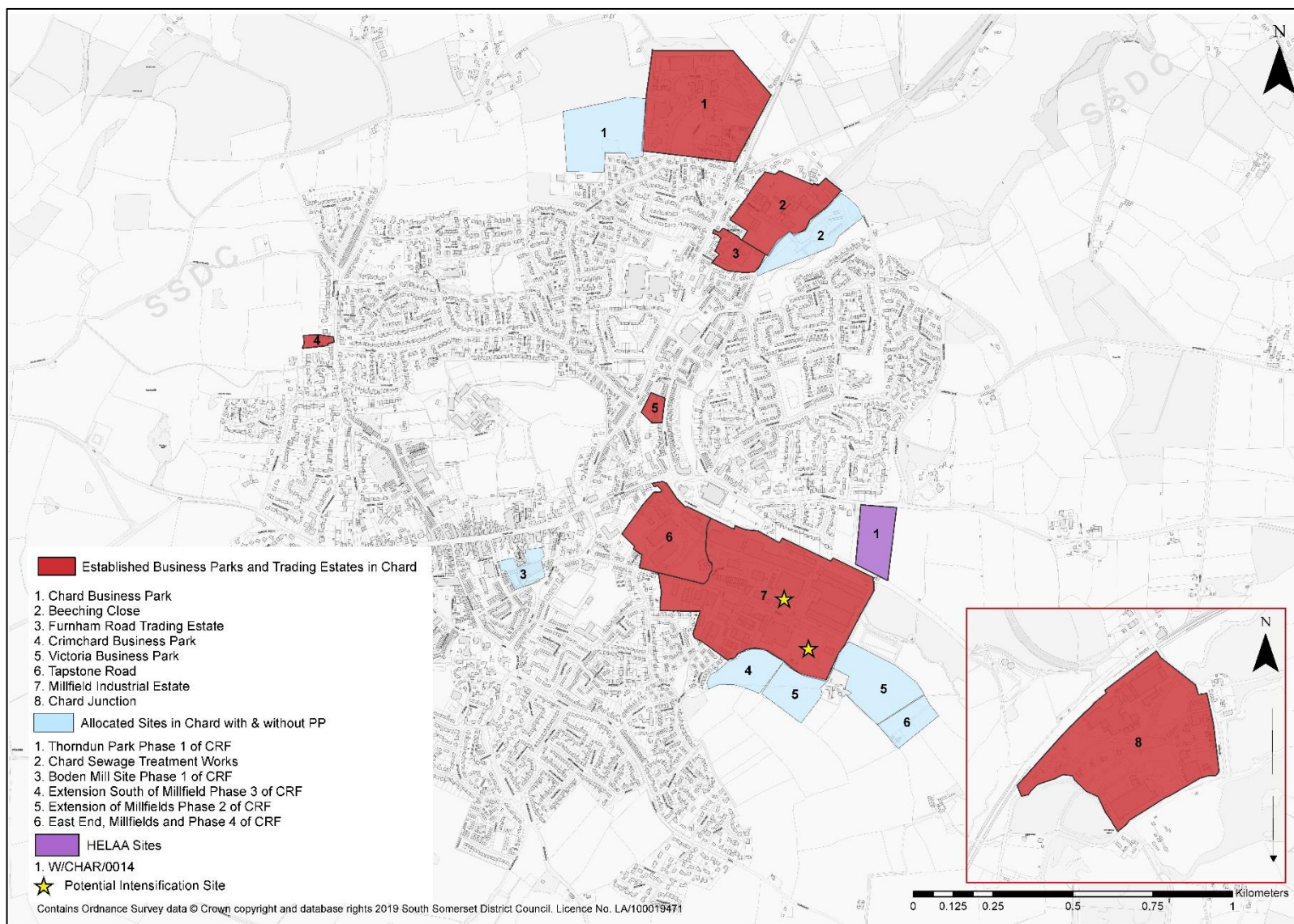


Figure 3 - Supply of Employment Land in Crewkerne

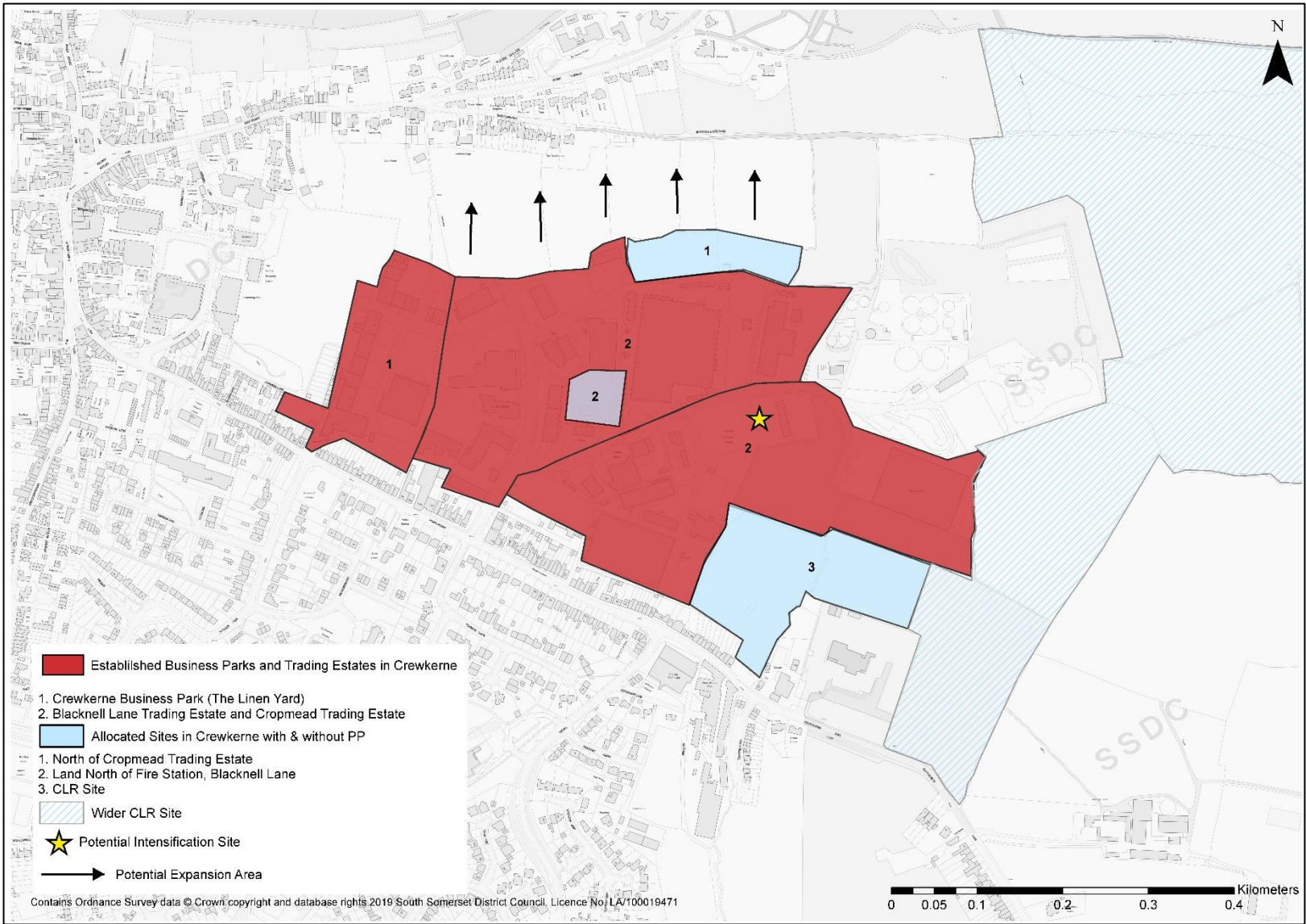


Figure 4 - Supply of Employment Land in Ilminster

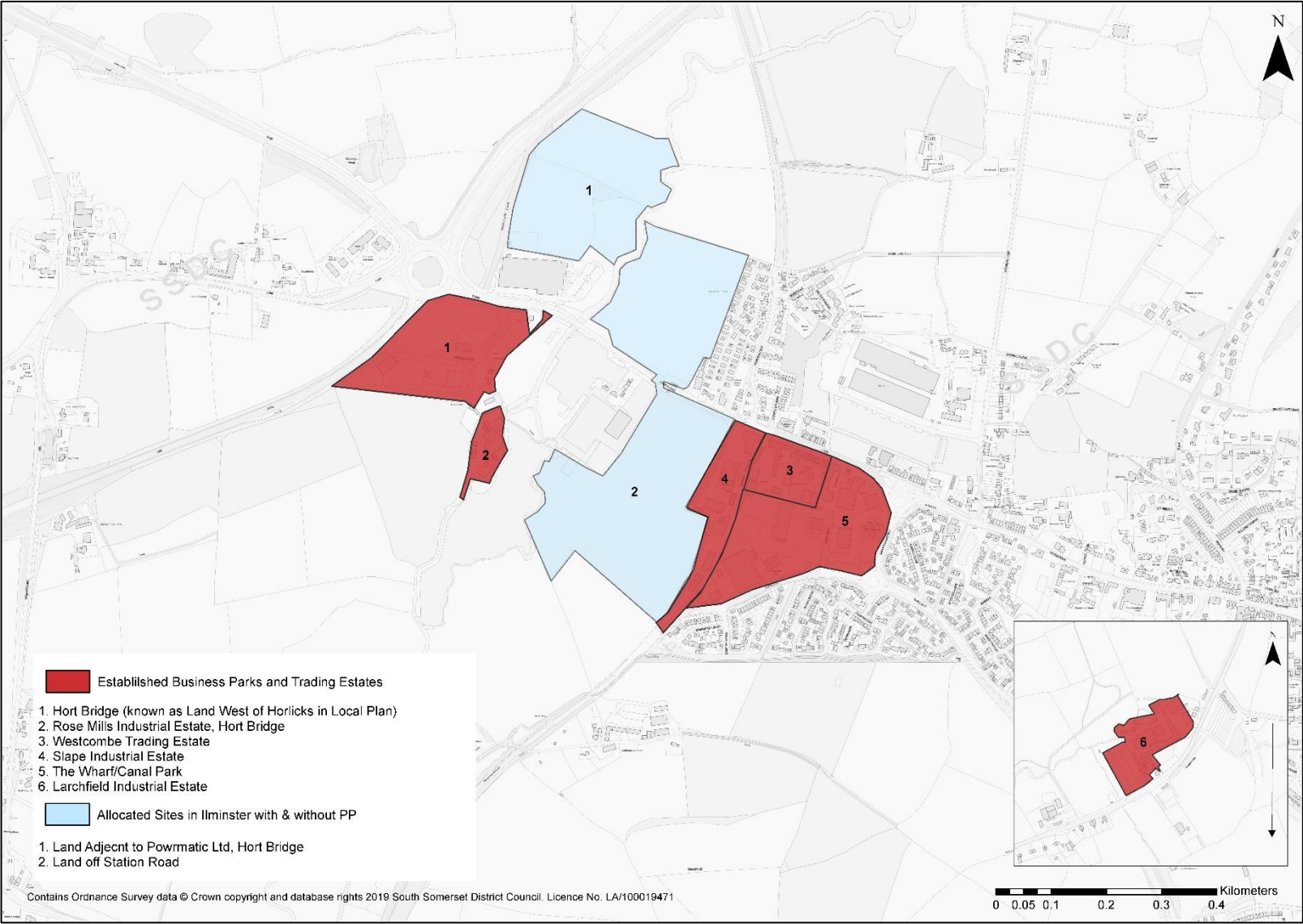


Figure 5 - Supply of Employment Land in Wincanton

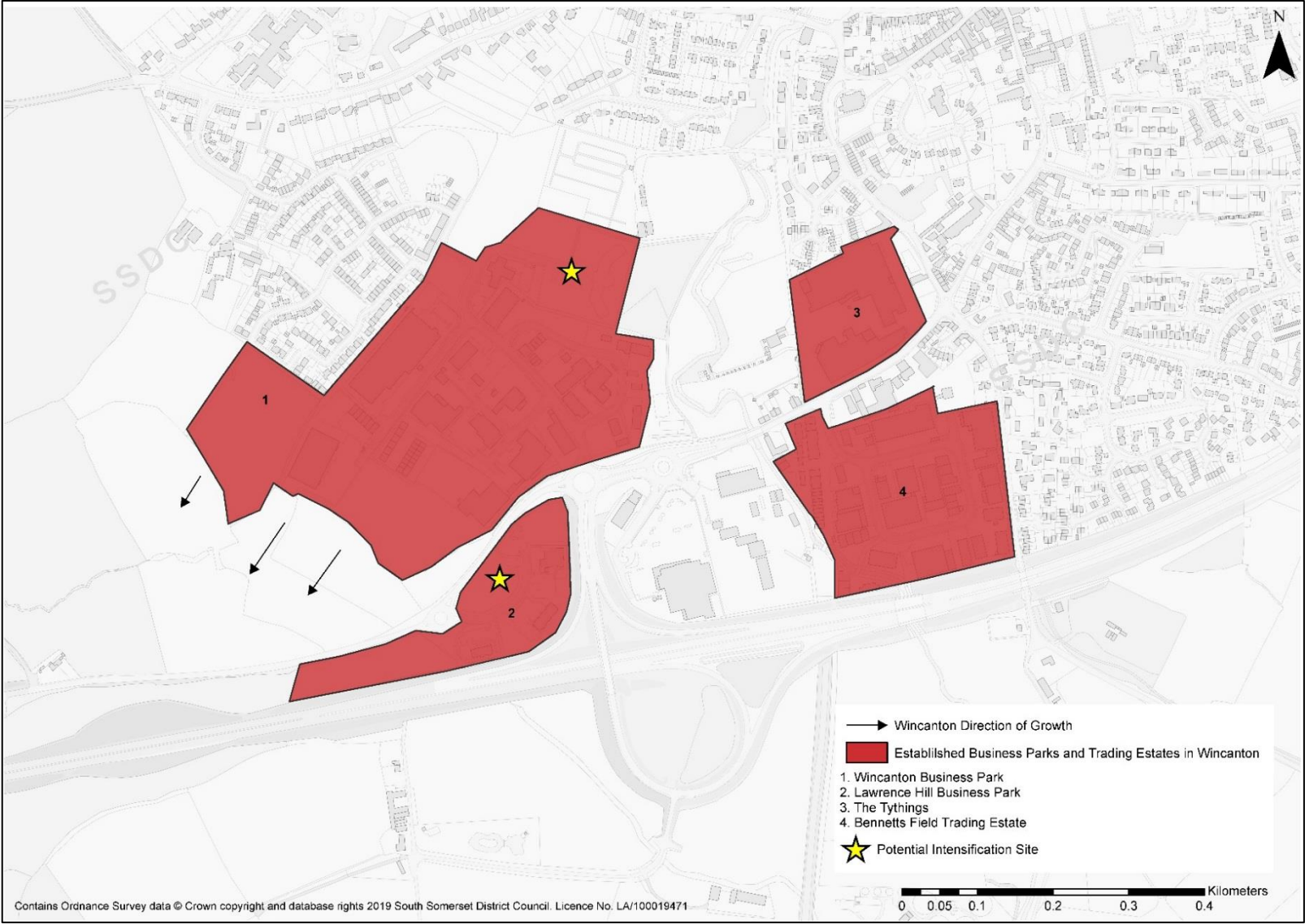


Figure 6 - Supply of Employment Land in Ansford and Castle Cary



Figure 7 - Supply of Employment Land in Somerton



Figure 8 – Supply of Employment Land in Langport and Huish Episcopi



Figure 9 – Supply of Employment Land in Bruton



Figure 10 – Supply of Employment Land in Ilchester

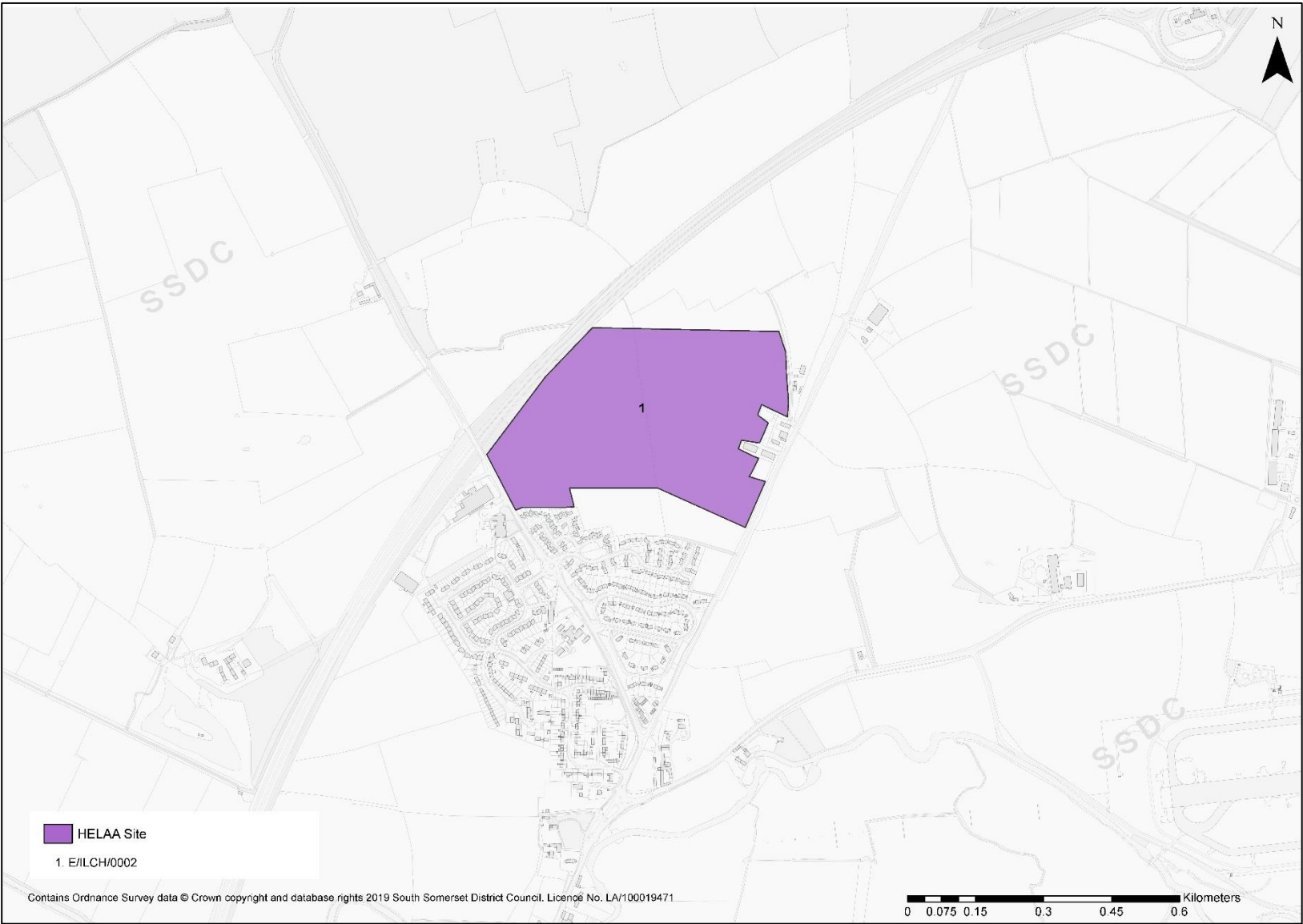


Figure 11 – Supply of Employment Land in Martock and Bower Hinton

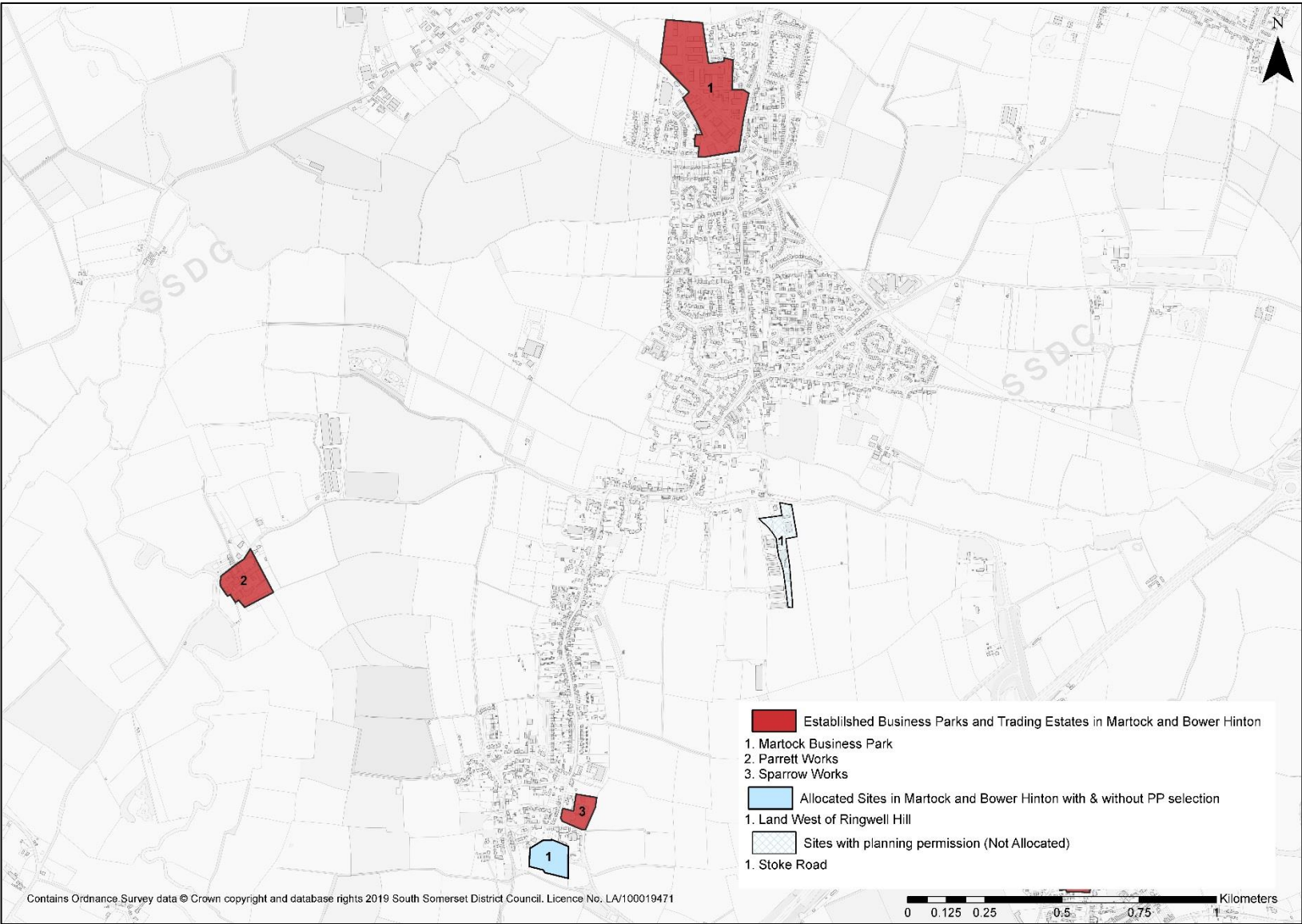


Figure 12 – Supply of Employment Land in Stoke Sub Hamdon

